

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 24, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Harcourt, Kennedy,  
Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)  
Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their instructor, Mrs. Penny Wolverton.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown

SECONDED by Ald. Ford

THAT the minutes of the Regular Council Meeting of May 10, 1977 (with the exception of the 'In Camera' portion) and the minutes of the Special Council Meeting (Public Hearing) of May 10, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Brown

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. City of Vancouver Financial Statements  
Year Ended December 31, 1976.

Mr. R. A. Shaw and Mr. G.E. Moul, on behalf of Thorne Riddell & Company, the City's External Auditors, appeared before Council and submitted the report on the accounts of the City for year ending December 31, 1976.

After answering a number of questions raised pertaining to the audited report, the Auditors were thanked for their presentation.

MOVED by Ald. Puil

THAT the audited report of the City of Vancouver, for the year ended December 31, 1976, be received.

- CARRIED UNANIMOUSLY

2. Robson Street Character  
Area Study.

In deferring the various reports on this matter to this evening's meeting, Council was informed that the report, dated May 19, 1977, from the Director of Legal Services, as submitted by the City Manager, was withdrawn, pending further discussions with Provincial Government Officials.

COMMUNICATIONS OR PETITIONS

1. Lions Gate Bridge  
Causeway Reconstruction

Council had for consideration a copy of a letter dated April 26, 1977, from the Minister of Highways and Public Works concerning Lions Gate Bridge Causeway, and a reply to the letter, dated May 12, 1977, from the Mayor to the Minister.

The Minister had stated that, in view of the opinions of the Park Board and Council with respect to a fourth lane on the Causeway, a Public Meeting would only show that the proponents were divided. The Minister indicated that his Department was quite willing to reconstruct the Causeway to three lanes and forego the proposed construction of a fourth lane.

MOVED by Ald. Puil

THAT a Public Meeting be held soon, to be arranged jointly by Council and the Park Board, following which the Council and Park Board come to a decision as to whether a fourth lane through the park is a desirable facility, or whether the Causeway be re-constructed to permit only three lanes.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

Regular Council, May 24, 1977. . . . . 3.

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Liquor License Application  
Dominion Day Celebration

The Council received a request, under date of May 9, 1977, from Vancouver Museums and Planetarium Association, requesting permission to sell beer at the Old-Fashioned Dominion Day Celebration, on July 2, 1977, from 12.00 to 5.00 p.m. at Vanier Park grounds, adjoining the Complex. The Park Board had given permission for the consumption of beer in the Park, under controlled conditions, as indicated.

AMENDED  
SEE PAGE 24

MOVED by Ald. Bellamy

THAT the request of the Vancouver Museums and Planetarium Association to sell beer in Vanier Park on July 2, 1977, from 12.00 noon to 5.00 p.m. be approved, subject to the controlled conditions indicated in the letters from the Association dated May 9, 1977, and the Park Board dated May 6, 1977.

- CARRIED UNANIMOUSLY

3. Percy Norman Pool Renovations  
Contract Award.

Council noted the following letter, dated May 17, 1977, from the Board of Parks and Recreation:

" The following bids for major renovation work to the Percy Norman pool were opened at the Park Board meeting of May 16, 1977:

- Ballarin Bros. Construction	\$259,656
- Van Bourne Construction Co.	265,500
- Doyle Construction Co. Ltd.	273,881
- Clearspan Shopland & Company	298,057

The Board has agreed to proceed with a contract to the low bidder Ballarin Bros. Construction in the amount of \$259,656. In addition, an amount of \$90,000 is needed for consulting fees, furnishings and equipment, and contingencies.

The source of funds for the project are as follows:

- 1976 Park Board Supplementary Capital.....	\$175,000
- 1977 Park Board Supplementary Capital.....	150,000
- 1977 Park Board Community Recreation Facilities Unallocated.....	24,656
TOTAL.....	\$349,656

Would you please request City Council, at their May 24th meeting, to award a contract on behalf of the Park Board to Ballarin Bros. Construction in the amount of \$259,656 and request the Director of Legal Services to prepare the contract documents as soon as possible. We would like to proceed immediately with the renovation work as the pool will be closed for a four month period from June 1st to September 30th. "

MOVED by Ald. Harcourt

THAT the request of the Park Board, as contained in the foregoing letter, be approved.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977. . . . . 4.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. 15th Field Artillery Regiment -  
Request for Freedom of the City

Under date of May 5, 1977, the Commanding Officer of the 15th Field Artillery Regiment advised that it will be taking part in a ceremony at The Orpheum on Saturday, June 11, 1977, to celebrate the Silver Jubilee of Her Majesty Queen Elizabeth. The Commanding Officer requested that Council grant the Freedom of the City to the regiment on Sunday, June 12, 1977.

MOVED by Ald. Harcourt

THAT the Freedom of the City of Vancouver, for ceremonial purposes, be granted to the 15th Field Artillery Regiment, on Sunday, June 12, 1977.

- CARRIED UNANIMOUSLY

5. Panhellenic Cultural Association  
Greek Day Celebration - June 26, 1977

MOVED by Ald. Rankin

THAT, as requested in its letter of May 17, 1977, the Panhellenic Cultural Association be permitted to appear as a delegation before Council when the subject of the Greek Day Celebration is considered.

- CARRIED UNANIMOUSLY

6. Archives' Library Grant-  
Koerner Foundation

The City Clerk advised, in a memorandum dated May 20, 1977, that the Leon and Thea Koerner Foundation has given an additional grant of \$1,000 in connection with the updating of the Archives' Library. The Foundation had made an initial grant of \$1,500 towards this work in 1976.

MOVED by Ald. Marzari

THAT a letter expressing Council's appreciation be forwarded to the Leon and Thea Koerner Foundation.

- CARRIED UNANIMOUSLY

7. Jericho Beach Park - Development

The Council noted the following letter, dated May 18, 1977, from the Board of Parks and Recreation:

" The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 16, 1977:

... "JERICO BEACH PARK - DEVELOPMENT

City Council on May 10th approved the following recommendation of the Special Joint City Council/Park Board Committee:

..'That City Council request the Park Board to reallocate Jericho Park development funds to a total of approximately \$625,000 to be spent as follows:

Cont'd...

Regular Council, May 24, 1977. . . . .

5.

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park - Development (Cont'd)

- \$250,000 to be spent this year to upgrade Hangar #5 to meet National and City building regulations.
- \$100,000 to be allocated for development of the sailing centre.
- \$275,000 to be allocated for development in the remainder of Jericho Park.

Source of funds as follows:

- \$310,000 already allocated for Jericho
- \$240,000 remaining from the proceeds of the sale of city property in the vicinity of Jericho
- \$60,000 to \$80,000 from the Canada Works Program'..

"It was regularly moved and seconded,

WHEREAS....

- a) the Board has been studying the question of retention of Hangar #5 as a place of assembly since Habitat Forum in June 1976, to determine the practicality of use during summer of the temporary wooden 1500 bleacher seating for limited speaker or small stage concert events,
- b) two separate architects have estimated the cost of meeting all City building and Provincial fire code requirements (\$329,500) and renovation cost for temporary minimum summer use at \$443,950, permanent summer use at \$1,114,900 and permanent winter use at \$1,432,700,
- c) capital funds could be allocated at a later date to the construction of an alternate structure sited at Jericho and designed specifically to meet the need for public gathering covered space which would be in harmony with the site and would provide a more appropriate, efficient, and economical design solution,
- d) there is very little evidence of the desire to make sustained use of hangar #5 by significant numbers of people for more than a single event, few more than a day in duration, and no offers of capital funding have been received,
- e) there is opposition of residents to retaining the waterfront hangars which are an unsightly intrusion into one of Vancouver's most attractive waterfront sites,

BE IT THEREFORE RESOLVED that the Board advise City Council that it does not place a priority on the excessive funds needed to renovate hangar #5 and no allocation be made from limited capital monies presently available to the Board for Jericho Beach Park development to upgrade hangar #5.

- CARRIED. "...

Cont'd....

Regular Council May 24, 1977. . . . .

6.

COMMUNICATIONS OR PETITIONS (Cont'd)

Monico Beach Park - Development (Cont'd)

Also noted were requests from Mr. Pooley and Mr. Blue, asking to appear as delegations.

Alderman Ford referred to a meeting of the Special Joint Committee, which had been held this day on the subject, and indicated that a report would be submitted to the next meeting of Council.

MOVED by Ald. Ford

THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford

THAT the delegations appear at a Public Meeting, the date and time to be suitable to Council and Park Board Members.

- CARRIED UNANIMOUSLY

8. Fisherman's Market

Council noted a letter, dated May 24, 1977, from Mr. Jim Land requesting to appear as a delegation this day, concerning the report on the Fisherman's Market.

MOVED by Ald. Puil

THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
MAY 20, 1977

Works & Utility Matters  
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure of Portion of W/S Hudson Street between 71st Avenue and the Lane North
- Cl. 2: N/S Terminal Avenues, East of Cottrell - Sewer Right-of-Way
- Cl. 3: Local Improvements "by Petition"
- Cl. 4: Paving of Lane South of Eton Street, Kaslo to Renfrew

Clauses 1 - 3 inclusive

MOVED by Ald. Marzari

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977. . . . . 7

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters  
(May 20, 1977) (Cont'd)

Paving of Lane South of Eton  
Street, Kaslo to Renfrew.  
(Clause 4)

MOVED by Ald. Marzari

THAT that part of the motion of Council of February 24, 1977, concerning the paving of the lane South of Eaton Street, Kaslo to Renfrew, be rescinded and, therefore, the project not be undertaken at this time.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Harbours & Parks Matters  
(May 20, 1977)

Central Park Parking  
Regulation By-law  
(Clause 1)

MOVED by Ald. Puil

THAT this clause be deferred for three weeks, pending discussion with B.C. Telephone Company on the matter of alleviating employee parking problems in the area surrounding the new building

- CARRIED

(Aldermen Brown, Marzari and Rankin opposed)

Building & Planning Matters  
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Amended Rezoning Application for Grandview-Woodland Apartment Areas
- Cl. 2: Liveaboard Marina, Phase I, Area 6, False Creek
- Cl. 3: Kitsilano NIP Appropriation - Rainbow's End Day Care
- Cl. 4: The Orpheum - Handicapped Entrance

Amended Rezoning Application for  
Grandview-Woodland Apartment Areas  
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information and the City Manager arrange to provide, prior to the Public Hearing, a general outline of the Development Permit applications referred to in the report.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977. . . . . 8

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters  
(May 20, 1977)

Liveaboard Marina, Phase I,  
Arca 6, False Creek  
(Clause 2)

MOVED by Ald. Puil

THAT this clause be deferred for one week and the Development Consultant give further explanation concerning the 2% of gross revenues referred to in the report.

- CARRIED UNANIMOUSLY

Clauses 3 and 4 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(May 20, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Beer Garden - Mount Pleasant Neighbourhood Fair
- Cl. 2: Victoria Drive Annual Gala Day Grant Request
- Cl. 3: Sidewalk Cafe Operations

Beer Garden - Mount Pleasant  
Neighbourhood Fair  
(Clause 1)

MOVED by Ald. Rankin

THAT the Liquor Administration Branch be advised that City Council has no objection to the operation of a Beer Garden at the Mount Pleasant Neighbourhood Fair to be held on May 28, 1977, subject to the normal conditions that pertain to other such events.

- CARRIED UNANIMOUSLY

Victoria Drive Annual Gala  
Day Grant Request.  
(Clause 2)

MOVED by Ald. Kennedy

THAT the request of the Victoria Drive Community Hall Association for a grant to defray costs of signing and street cleaning for its Gala Day Parade be approved, up to an amount of \$700.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Sidewalk Cafe Operations  
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters  
(May 20, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Dunlevy Alexander Hostel Construction
- Cl. 2: Printing Branch Replacement Equipment
- Cl. 3: Revised Schedule of Rates for Refuse By-law
- Cl. 4: Investment Matters (Various Funds) April, 1977
- Cl. 5: 1977 Interim Funding Request - Vancouver City Planning Commission

Dunlevy Alexander Hostel Construction  
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

1977 Interim Funding Request -  
Vancouver City Planning Commission  
(Clause 5)

MOVED by Ald. Kennedy

THAT Council approve the interim budget for the Vancouver City Planning Commission for 1977, in the amount of \$22,974 (Net \$19,722), subject to a further report at the time of presentation of the Commission's 1977 Work Plan.

- CARRIED UNANIMOUSLY

Property Matters  
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Waterlot Lease - Rental Review - LaFarge Concrete
- Cl. 2: Sale of 16' Strip of City-owned Land - N/S 37th Avenue West of Sherbrooke
- Cl. 3: Proposed Demolition of 5512 Tyne Street
- Cl. 4: Rent Abatement - Fire Damaged Rooms 889 Seymour Street

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

(Aldermen Puil and Rankin were opposed to Clause 4)

Regular Council, May 24, 1977. . . . . 10.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

B. Manager's Report  
(May 19, 1977)

Federal Grant -- Fishermen's Market

Earlier in the proceedings, the Council agreed to hear a delegation from Mr. Jim Land.

Mr. Land, by means of a model and sketches proposed a scheme whereby the building involved could, by innovative planning and construction, save an estimated \$100,000 of the Federal Government grant. The money saved could be spent on providing better access to the waterfront by means of a public pier or look-out area.

Council noted a letter, dated May 20, 1977, from the office of the Minister of Justice and Attorney-General regarding the draft agreement, and proposed amendments to the agreement, from the Mayor.

In considering the Manager's report, it was suggested that Item 4 in Schedule A of the draft agreement include handicrafts.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager as contained in his report, be approved, with the addition of 'handicrafts' to Schedule A:

FURTHER THAT the submission by Mr. Jim Land be received.

- CARRIED UNANIMOUSLY

C. Manager's Report  
(May 19, 1977)

Queen Elizabeth Theatre Restaurant

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977 . . . . . 11

STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee  
on Community Services,  
May 5, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Requests for Surplus City Furniture and Equipment
- Cl. 2: Grandview Youth Recreation Project
- Cl. 3: Cordova House - Staffing
- Cl. 4: Victory Hotel - Verbal Report

Requests for Surplus City Furniture and Equipment (Clause 1)

MOVED by Ald. Rankin,  
THAT the resolutions of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Grandview Youth Recreation Project (Clause 2)

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Cordova House - Staffing (Clause 3)

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Victory Hotel - Verbal Report (Clause 4)

MOVED by Ald. Rankin,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Alderman Ford requested and the City Manager was directed to commence negotiations with C.M.H.C. for possible purchase of the Victory Hotel through the Vancouver Public Housing Corporation for report back to the next meeting of Council.

II. Report of Standing Committee  
on Finance & Administration,  
May 5, 1977

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc.
- Cl. 2: Britannia Society \$6,500 - Special Program Allowance
- Cl. 3: Britannia Community Services Centre - Community Relations Budget
- Cl. 4: Budget for Interim Cultural Advisory Committee
- Cl. 5: Her Majesty Queen Elizabeth's Royal Silver Jubilee

cont'd....

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STANDING COMMITTEES & OTHER REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
May 5, 1977 (cont'd)

Exemption from Real Property  
Taxation, etc. (Clause 1)

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY

Britannia Society \$6,500 - Special  
Program Allowance (Clause 2)

MOVED by Ald. Brown,

THAT a \$6,500 Special Program Allowance be made available  
to the Britannia Society for 1977.

- CARRIED

(Alderman Puil opposed)

Britannia Community Services Centre -  
Community Relations Budget (Clause 3)

MOVED by Ald. Brown,

THAT the recommendation of Aldermen Brown, Marzari and  
Puil contained in this Clause be approved.

- CARRIED

(Alderman Puil and the Mayor opposed)

Budget for Interim Cultural Advisory  
Committee ( Clause 4)

MOVED by Ald. Brown,

THAT the recommendation of Aldermen Brown, Marzari and  
Puil contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Her Majesty Queen Elizabeth's Royal  
Silver Jubilee (Clause 5)

MOVED by Ald. Brown,

THAT the recommendation of Aldermen Brown, Marzari and  
Puil contained in this Clause be approved.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

III. Report of Standing Committee  
on Planning and Development,  
May 12, 1977

The Council considered this report which contains eight  
clauses identified as follows:

- Cl. 1: Status of Major Development Permit Applications
- Cl. 2: Monthly Status of Rezoning Applications
- Cl. 3: Proposed Consultant Study - King George  
School Site
- Cl. 4: The Aquatic Community Study
- Cl. 5: Status Report on Government Assisted Housing  
in the City of Vancouver
- Cl. 6: Guidelines for Multi-Family Housing
- Cl. 7: Amendment of the Salish Park Agreement and  
Musqueam Overall Planning Committee
- Cl. 8: The RT-2 Area South of City Hall - Zoning Report

cont'd....

Regular Council, May 24, 1977 . . . . . 13

STANDING COMMITTEES & OTHER REPORTS (cont'd)

Report of Standing Committee  
on Planning and Development,  
May 12, 1977 (cont'd)

Clauses 1, 2, 3, 4,  
5, 6 and 8

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2, 3, 4, 5, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Amendment of the Salish Park Agreement  
and Musqueam Overall Planning Committee  
(Clause 7)

MOVED by Ald. Harcourt,  
THAT consideration of this matter be deferred to the next  
meeting of Council to permit representations from the Salish  
Park Residents' Committee.

- CARRIED UNANIMOUSLY

IV. Report of Alderman Brown, Chairman and  
Aldermen Marzari, Puil, Standing Committee  
on Finance & Administration, May 12, 1977

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Joe Fortes Library - Seven Day Opening
- Cl. 2: Greater Vancouver Artists Gallery Budget
- Cl. 3: Rent - De Cosmos Village Co-operative - N/W  
Corner Boundary Road and East 49th Avenue

Joe Fortes Library - Seven  
Day Opening (Clause 1)

MOVED by Ald. Brown,  
THAT the recommendation of Aldermen Brown, Marzari and  
Puil contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy and Rankin opposed)

Greater Vancouver Artists  
Gallery Budget (Clause 2)

MOVED by Ald. Brown,  
THAT the recommendations of Aldermen Brown, Marzari and  
Puil contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rent - De Cosmos Village Co-operative  
N/W Corner Boundary Road and East 49th  
Avenue (Clause 3)

Submitted for the information of Council was a City Manager's  
report dated May 18, 1977, on this matter. Also before Council  
was a letter dated May 16, 1977, from the De Cosmos Village  
Co-operative advising that the Co-operative would accept a lease  
based on alternative (2) in the City Manager's report.

MOVED by Ald. Puil,  
THAT Council authorize a new lease to be entered into with  
the De Cosmos Village Co-operative substantially in accordance with  
the terms as set out in Appendix A to the City Manager's report dated  
May 18, 1977, satisfactory to the Director of Legal Services and the  
Supervisor of Properties;

FURTHER THAT the letter dated May 16, 1977, from the De Cosmos  
Village Co-operative be received.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977 . . . . . 14

At this point in the proceedings, Council agreed to vary the agenda to deal with the matter of the Kitsilano Tidal Pool replacement.

Before Council this day was a report of the City Manager dated May 20, 1977, on this matter.

MOVED by Ald. Harcourt,  
THAT

- (a) Council approve the replacement of the Kitsilano Tidal Pool on the understanding that the estimated cost of \$1,855,000 is a maximum cost, and that the Park Board be asked to instruct their architect to effect economies in the detailed design and specifications in an attempt to reduce the cost towards the original estimate of \$1,500,000;

Further that the funds be approved as follows:

Previously approved for design costs	\$ 75,000
Federal Government grant	750,000
1977 Supplementary Capital unallocated	1,030,000
	<u>\$1,855,000.</u>

- (b) Council not approve the addition of a wave action feature.
- (c) Council not approve a new refreshment concession building at this time.
- (d) That the Park Board be asked to apply immediately for a Provincial Government grant, and such a grant when received, be used to reimburse the 1977 Supplementary Capital Budget - unallocated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,  
THAT an additional expenditure of \$95,000 be approved to provide heating for the pool.

- CARRIED

(Aldermen Brown, Ford, Harcourt and the Mayor opposed)

MOVED by Ald. Rankin,  
THAT a public meeting be held on the Kitsilano Tidal Pool replacement.

- CARRIED

AMENDED SEE PAGE 221
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(Aldermen Kennedy, Puil and the Mayor opposed)

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The Council recessed at approximately 4:20 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 7:30 p.m., with the following members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Harcourt,  
Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)  
Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

REPORT REFERENCE (cont'd)Robson Street: Character Area Study  
and Howe to Hornby Streets

Before Council this day was a report of the City Manager dated April 22, 1977, on Robson Street Character Area Study and a report dated May 19, 1977, in which the City Manager reported on Robson Street - Howe to Hornby Streets (800 Block).

Council noted a number of requests from persons wishing to address them on this matter. Also before Council was a letter dated May 16, 1977, from Mr. John A. Murchie requesting that this matter be deferred to the Council meeting on June 14th, 1977. Council also had before it a letter dated May 23, 1977, from Mr. J. Shadbolt supporting the use of the roadway on Robson Street between Howe and Hornby for transit only traffic. Circulated this evening was a letter dated May 20, 1977, from the Canadian Paraplegic Association also supporting the use of this roadway for transit only traffic.

MOVED by Ald. Rankin,

THAT the delegations be heard this evening and the correspondence be received.

- CARRIED UNANIMOUSLY

As previously agreed, the Director of Planning gave a report reference with specific reference to the 900 Block Robson Street. He put forth the reasons for his recommendation that the roadway be built to a width of 24 feet. The Director of Planning supports the restriction of the 24 foot roadway to transit and pedestrian traffic only.

The Acting City Engineer also gave a report reference outlining the rationale behind his recommendation that the roadway be built to a width of 33 feet - transit only.

Council heard representations from the following:

- Mr. W. Duthie, Duthie Books, spoke in favour of the retention of this roadway for pedestrian and transit use only and urged that this portion of Robson be reopened as soon as possible.
- Mrs. Hilda Kristiansen representing West End citizens, as well as many people who participated in development of the West End guidelines and former members of the Robson International Village Cooperative, addressed Council and filed a brief. The brief endorsed the proposal to reopen Robson Street between Howe and Hornby to pedestrians and two lanes of traffic reserved for transit vehicles only.
- Mr. Malcolm Wright, Citizens Council on Civic Development, addressed Council and filed a brief. The brief supported a 24 foot roadway in this portion of Robson Street for pedestrians and public transit only. The brief also urged that this portion of Robson Street be reopened as soon as possible.
- Mr. R. Yacht, Chairman, Special Robson Street Development Committee, addressed himself specifically to the Manager's report on the Robson Street Character Area Study. He indicated that he will be discussing his comments with the Director of Planning. In addition, he will be submitting certain proposals to the Engineering and Planning Departments with respect to traffic in the 1000, 1100 and 1200 Blocks Robson Street. He also stated that at no time did the Special Committee request that the 900 Block Robson Street be opened for four lanes of traffic.

cont'd....

REPORT REFERENCE (cont'd)Robson Street: Character Area Study  
and Howe to Hornby Streets (cont'd)

- Mr. R. Street, Co-Chairman of the Special Robson Street Development Committee, also addressed himself specifically to the Robson Street Character Area Study. He requested an opportunity for further discussion with the Planning and Engineering Departments to ensure that the Committee's objectives are being met and that the Robson Street development pattern will take a form acceptable to all concerned and return business to the street.
- Mr. R. Bickford, on behalf of the Housing Committee, Architectural Institute of B.C., addressed Council and filed a brief. The brief opposed the construction of the four lane roadway for maximum traffic use in the 900 Block Robson Street. It also suggested that the residential uses of the Robson Street area be increased.

MOVED by Ald. Rankin,  
THAT

- (a) The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report Robson Street Character Area Study (except for the transit/pedestrian section between Howe and Hornby Streets).
- (b) The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report Robson Street Character Area Study.
- (c) The proposed amendment to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report Robson Street Character Area Study, be referred to a public hearing after a public information meeting has been held.
- (d) The street improvement concepts illustrated in Appendix IV to the report Robson Street Character Area Study be approved as a basis for discussion with the public, merchants and owners.
- (e) The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants and owners for consideration of funding for implementation in 1978.'

FURTHER THAT this matter be referred to the Standing Committee on Planning and Development for consideration and discussion with interested citizens and groups.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,

THAT the roadway on Robson Street between Howe and Hornby Streets be built to a width of 33 feet as originally planned.

- LOST

(Aldermen Brown, Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Brown,

THAT the roadway on Robson Street between Howe and Hornby Streets be built to a width of 24 feet to accommodate pedestrian and transit only traffic. Further that the roadway be flared at the eastern end to facilitate buses turning at Howe Street.

- CARRIED

(Aldermen Bellamy, Kennedy, Puil and the Mayor opposed)

(Report referred to is on file  
in the City Clerk's Office)



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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

V. Joint Report of Standing Committees  
on Transportation and Planning and  
Development, May 12, 1977

North and South Kent  
Avenue (Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendations of the Committees contained in  
this Clause be approved.

- CARRIED

(Alderman Puil opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters  
insofar as the Regional District meeting for May 25, 1977, is  
concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Secondary Suites)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN  
THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING  
THE COST OF DECORATIVE LIGHTING PERTAINING  
TO THE GRANVILLE STREET MALL LOCAL IMPROVE-  
MENT PROJECT

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,  
THAT consideration of this By-law be deferred to permit the  
Granville Mall Merchants' Association an opportunity of considering  
it.

- CARRIED UNANIMOUSLY

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BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Construction of pavement, sidewalks  
and mini-parks in the West End  
between Denman Street and Stanley Park.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby;

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principal to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614;

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

- (a) Lot 2, West 1/2, Block 69, District Lot 185, and
  - (b) Lot 33, North 1/2, Block 70, District Lot 185,
- because these properties are classified as "locked in".

cont'd....

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MOTIONS (cont'd)

Construction of Pavement, Sidewalks and  
Mini-parks in the West End between  
Denman Street and Stanley Park (cont'd)

AND WHEREAS on April 22, 1975, City Council approved partial relief from special assessment for one property -

- (c) Lot 18, North 1/2 of West 1/2 and Lot 19, North 1/2 of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

- (a) \$174.21, (b) \$345.79 and (c) \$237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

- (a) \$99.25, (b) \$197.00 and (c) \$135.35.

BE IT THEREFORE RESOLVED that for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1977 shall therefore be:

Lot 2, West 1/2, Block 69, District Lot 185	\$99.25
--	---------

Lot 33, North 1/2, Block 70, District Lot 185	\$197.00
--	----------

Lot 18, North 1/2 of West 1/2 and Lot 19, North 1/2 of East 12 feet, Block 71, District Lot 185	\$135.35
--	----------

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (West End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

- B. Construction of pavement and curbs on Osler Street from 70th Avenue to the lane north and curbs and gutters on Osler Street from lane north of 70th Avenue to 67th Avenue.

MOVED by Ald. Harcourt  
 SECONDED by Ald. Rankin

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
- i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

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MOTIONS (cont'd)

Construction of Pavement and Curbs on Osler Street from 70th Avenue to the Lane North and Curbs and Gutters on Osler Street from Lane North of 70th Avenue to 67th Avenue  
(cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is \$148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is \$49.48 for a period of fifteen (15) years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 197, for the relief herein-after granted:

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of \$148.45 for the said project and that such assessment be reduced to \$49.48 for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

C. Construction of Street Lighting-  
S.E. Marine Drive from Elliott  
Street to Hartley Street.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law, to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law, abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

cont'd....

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MOTIONS (cont'd)

Construction of Street Lighting - S.E.  
Marine Drive from Elliott Street to  
Hartley Street (cont'd)

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
A	1	65 N. Pt.	258 & 329	\$109.90
Bal. 1	-	65 N. Pt.	258 & 329	46.97
A	-	69	258 & 329	52.21

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1977 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
A	1	65 N. Pt.	258 & 329	\$51.29
Bal. 1	-	65 N. Pt.	258 & 329	21.92
A	-	69	258 & 329	24.37

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

D. Construction of pavement and curbs  
on both sides of Victoria Drive from  
19th Avenue to Victoria Diversion

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on  
both sides of Victoria Drive from 19th  
Avenue to Victoria Diversion (cont'd)

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195  
(hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial  
District (Suburban) under Zoning and Development By-law No. 3575  
and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that  
the said project would specially benefit the real property  
abutting the said project and undertook the same subject to  
relief being given under section 67 of Local Improvement Proce-  
dure By-law No. 3614 to the said lot which is being used for  
residential purposes, until either an industrial development  
is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said  
project to be imposed on the said lot for a period of fifteen (15)  
years if it is used for industrial purposes is \$212.26;

AND WHEREAS the special annual assessment for the said  
project to be imposed on the said lot for a period of fifteen  
(15) years if it is used for residential purposes is \$70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons  
the Council, by not less than two-thirds of all of its members,  
hereby deems and declares that the said lot would be unjustly  
affected by the imposition of a special annual assessment for  
the said project as if it were used for industrial purposes and  
that the special annual assessment for the said project be imposed  
on the said lot for the year 1977 as if the said lot were used  
for residential purposes, that is to say, the annual sum of \$70.75;

The Collector of Taxes is hereby directed to enter in  
the tax roll against the said lot the amount of the reduced  
assessment for the year 1977 only. The difference in the special  
annual assessment that would have been imposed on the said lot  
if it was used for industrial purposes and the special annual  
assessment to be imposed pursuant to this resolution shall be  
provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

E. Construction of pavement and curbs  
on both sides of Heather Street from  
70th Avenue to S.W. Marine Drive

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on  
both sides of Heather Street from 70th Avenue to South West  
Marine Drive (hereinafter called "the said project") was recom-  
mended by the Board of Administration on September 15, 1972,  
and approved by Council on September 19, 1972, as a local  
improvement to be paid in part by special assessment upon  
the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District  
Lots 319, 324 and Part of 323, Group One, New Westminster District  
(hereinafter called "the said lot") abuts the said project and  
is zoned (RM-3) Multiple Dwelling District under the Zoning and  
Development By-law No. 3575;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on  
Both Sides of Heather Street from 70th  
Avenue to S.W. Marine Drive (cont'd)

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of \$65.10, and that the special annual assessment be reduced for the year 1977 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

F. Construction of pavement 20 feet wide  
lane south of Broadway from Birch  
Street to Oak Street.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

cont'd....



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MOTIONS (cont'd)

Construction of Pavement 20 feet wide  
Lane South of Broadway from Birch  
Street to Oak Street (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$31.34;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1977 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

G. Construction of pavements and curbs  
on both sides of Jellico Street from  
S.E. Marine Drive to Kent Avenue North

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North  
Part, District Lots 258 and 329, Group One, New Westminster  
District (hereinafter called "the said lot"), abuts the said project;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on  
both sides of Jellico Street from S.E.  
Marine Drive to Kent Avenue North (cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1977 as if the said lot were used for residential purposes, that is to say, the annual sum of \$34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

H. Construction of pavements and curbs  
on both sides of McLean Drive from  
2nd to 3rd Avenues.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A,  
Group One, New Westminster District (hereinafter called "the  
said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

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MOTIONS (cont'd)

Construction of Pavements and Curbs  
on both sides of McLean Drive from  
2nd to 3rd Avenues (cont'd)

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "(a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
  - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- (b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is \$183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is \$61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of \$183.47 for the said project and that such assessment be reduced to \$61.16 for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

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MOTIONS (cont'd)

I. Construction of Pavement and Curbs on  
both sides of 72nd Avenue from  
Granville Street to Osler Street

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
  - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

MOTIONS (cont'd)Construction of Pavement and Curbs on  
both sides of 72nd Avenue from Granville  
Street to Osler Street (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318                      \$171.28;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1977 as if it were used for residential purposes, that is to say:-

Lot 1, Block 12, District Lot 318                      \$57.07;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

J. Construction of Street Lighting on  
both sides of S.E. Marine Drive  
from Duff to Elliott Streets

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

cont'd....

MOTIONS (cont'd)

Construction of Street Lighting on  
both sides of S.E. Marine Drive  
from Duff to Elliott Streets (cont'd)

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1977 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Block</u>	<u>District Lot</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

K. Lane Paving - Lane South of York Street, from Larch to Chestnut Streets

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of York Street, from Larch Street to Chestnut Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York  
Street from Larch to Chestnut  
Streets (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
  - 1. the relief to be such that they pay only one-half of the rate for their zoning;
  - 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
  - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
  - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-Law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
4E½	204	526
4W½	204	526
12W½	204	526
8	205	526
9W½	205	526
B of 20	205	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling district under the Zoning and Development By-Law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein-after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling districts would be:

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MOTIONS (cont'd)

Lane Paving - Lane South of York  
Street from Larch to Chestnut  
Streets (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
4E½	204	526	\$25.80
4W½	204	526	25.80
12W½	204	526	25.80
8	205	526	51.61
9W½	205	526	25.80
B of 20	205	526	33.03

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
4E½	204	526	\$12.90
4W½	204	526	12.90
12W½	204	526	12.90
8	205	526	25.80
9W½	205	526	12.90
B of 20	205	526	16.52

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

L. Lane Paving - Certain Portions  
of Lane South of 2nd Avenue from  
Larch to Burrard Streets

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 2nd Avenue, from Larch Street to Burrard Street, except from Balsam Street to Vine Street and except from Burrard Street to 100 feet west (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

cont'd....



MOTIONS (cont'd)

Lane Paving - Certain Portions of  
Lane South of 2nd Avenue from Larch  
to Burrard Streets (cont'd)

- 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
  - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
  - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 30-34	224	526
25	225	526
29	225	526
34	225	526
36W1/2 & 37	225	526
3	226	526
10	226	526
12	226	526
32	226	526
33	226	526
34	226	526
14	227	526
15	227	526
37	227	526
39	227	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM3B) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3B) Multiple Dwelling districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 30-34	224	526	\$28.90
25	225	526	25.80
29	225	526	25.80
34	225	526	25.80
36W1/2 & 37	225	526	38.70
3	226	526	25.80
10	226	526	25.80
12	226	526	25.80
32	226	526	25.80

cont'd....

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MOTIONS (cont'd)

Lane Paving - Certain Portions of  
Lane South of 2nd Avenue from Larch  
to Burrard Streets (cont'd)

33	226	526	25.80
34	226	526	25.80
14	227	526	25.80
15	227	526	25.80
37	227	526	25.80
39	227	526	25.80

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 30-34	224	526	\$14.45
25	225	526	12.90
29	225	526	12.90
34	225	526	12.90
36 1/2 & 37	225	526	19.35
3	226	526	12.90
10	226	526	12.90
12	226	526	12.90
32	226	526	12.90
33	226	526	12.90
34	226	526	12.90
14	227	526	12.90
15	227	526	12.90
37	227	526	12.90
39	227	526	12.90

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

M. Lane Paving - Lane North of Hastings  
Street from Lakewood Street to  
Templeton Drive.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane north of Hastings Street from Lakewood Street to Templeton Drive (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976 and approved by City Council on April 23, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by the Petition method to a court of revision on May 13, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings  
Street from Lakewood Street to  
Templeton Drive (cont'd)

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
- 1. the relief to be such that they pay only one-half of the rate for their zoning;
  - 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
  - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
  - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
F, ex. East 1 & 416/1000 ft. of 1-4	40	184
6	40	184

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	\$43.87
6	40	184	\$68.77

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane North of Hastings  
Street from Lakewood Street to  
Templeton Drive (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	\$21.94
6	40	184	\$34.39

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

N. Lane Paving - Lane south of Cornwall  
Avenue from Larch Street to Balsam St.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of Cornwall Avenue from Larch Street to Balsam Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane South of Cornwall  
Avenue from Larch Street to Balsam  
Street (cont'd)

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
15	191	526
16	191	526

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein-after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
15	191	526	\$64.01
16	191	526	\$64.01

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
15	191	526	\$32.01
16	191	526	\$32.01

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

O. Lane Paving - Lane South of Robson  
Street from Nicola to Cardero Streets

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of Robson Street from Nicola Street to Cardero Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of Robson  
Street from Nicola to Cardero Streets  
(cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
1. the relief to be such that they pay only one-half of the rate for their zoning;
  2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
  3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
  4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lot :

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 11	44	185

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (WED) West End District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (WED) West End Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 11	44	185	\$126.41

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of Robson  
Street from Nicola to Cardero Streets  
(cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 11	44	185	\$63.21

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

P. Lane Paving - Lane South of 7th  
Avenue from Alder to Spruce  
Streets

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 7th Avenue from Alder Street to Spruce Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976 and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
A	314	526
E	314	526

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 7th  
Avenue from Alder to Spruce  
Streets (cont'd)

about the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (FM-1) Fairview Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein-after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (FM-1) Fairview Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	314	526	\$41.68
E	314	526	\$41.68

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	314	526	\$20.84
E	314	526	\$20.84

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Q. Lane Paving - Lane south of  
24th Avenue from Puget Drive  
to MacDonald Street.

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 24th Avenue from Puget Drive to MacDonald Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

cont'd....



MOTIONS (cont'd)

Lane Paving - Lane South of 24th Avenue  
from Puget Drive to MacDonald Street  
(cont'd)

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
- 1. the relief to be such that they pay only one-half of the rate for their zoning;
  - 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
  - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
  - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
A	W	139

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvements;

AND WHEREAS the said lot is zoned (C-1) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein-after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (C-1) Commercial Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	W	139	\$57.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	W	139	\$28.66

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Regular Council, May 24, 1977 . . . . . 42

MOTIONS (cont'd)

R. Construction of Pavements and  
Curbs on Carolina Street from  
7th Avenue to 8th Avenue

MOVED by Ald. Harcourt  
SFCONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Carolina Street from 7th Avenue to 8th Avenue, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
- i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
  - iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
16 S.72'	106	264A
16 Ex. S.72'	106	264A

comply with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lots are zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

cont'd....

MOTIONS (cont'd)

Construction of Pavements and  
Curbs on Carolina Street from  
7th Avenue to 8th Avenue (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
16 S.72'	106	264A	\$161.00
16 Ex.S.72'	106	264A	\$111.82

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flanking relief as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
16 S.72'	106	264A	\$53.67
16 Ex.S.72'	106	264A	\$37.27

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

S. Construction of Pavements and Curbs  
on Pender Street from Salisbury Drive  
to Victoria Drive

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Pender Street, from Salisbury Drive to Victoria Drive, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
  - i) so that they pay a rate according to their zoning but with a residential level of flanking relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs  
on Pender Street from Salsbury Drive  
to Victoria Drive

- iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
- iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 5	E	183

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 5	E	183    \$163.25

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 5	E	183    \$54.42

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOTIONS (cont'd)

T. Construction of Pavements and Curbs  
on 71st Avenue from Hudson Street  
to Oak Street

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on 71st Avenue from Hudson Street to Oak Street, (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
  - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
  - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
  - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
  - iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
2 of 12 of 1-6 & 12	C	319

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

cont'd....

Regular Council, May 24, 1977 . . . . . 46

MOTIONS (cont'd)

Construction of Pavements and Curbs  
on 71st Avenue from Hudson Street  
to Oak Street (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
2 of 12 of 1-6 & 12	C	319	\$275.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
2 of 12 of 1-6 & 12	C	319	\$91.75

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

U. Closing Portion of Lane - South  
of School Avenue, West of Latta

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,  
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. A portion of lane dedicated by the deposit of plan 1820, adjacent to Lot 5 of Subdivision "B", Block 19, District Lot 50, Plan 1820 is to be exchanged for the northerly 16.5 feet of said Lot 5, which is required for the widening of School Avenue;
3. The owner of said Lot 5 has agreed with the City to enter into this exchange of lands.

THEREFORE BE IT RESOLVED THAT the following described lands be closed, stopped up and conveyed to the owner of Lot 5, Subdivision "B", Block 19, District Lot 50:

First: that portion of lane dedicated by the deposit of plan 1820 adjacent to said Lot 5 outlined red on plan sworn to by Noel E. Peters, B.C.L.S., February 9th, 1977 and marginally numbered LD 1547, a print of which is hereunto annexed; and

Secondly: that part of that portion of Lot 9 lying East of a line drawn from a point in the south boundary distant 44.5 feet from most easterly corner of said lot to a point in northeast boundary distant 51.81 from said corner, Subdivision "B", Block 19, District Lot 50 and established for lane under filing 65189 lying to the East of the southerly production of the westerly limit of said Lot 5.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)1. West End Parking Facilities

MOVED by Ald. Kennedy,  
 SECONDED by Ald. Puil,

THAT WHEREAS there is a very real short-term parking problem in the general area of the Downtown classified as the 'West End';

AND WHEREAS the merchants in the area particularly on Robson Street, are adversely affected thereby;

AND WHEREAS with proper parking facilities provided for the area there would be considerable encouragement for Vancouver citizens to park and shop in one of the most interesting areas of our City;

AND WHEREAS it is recognized that the value of the resumption of traffic flow as far as shopping is concerned would be diminished through lack of easily recognizable short-term parking;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to enter into discussions with the Downtown Parking Corporation with a view to considering the advisability and practicability of development of Downtown parking facilities to serve the 'West End' area, particularly the Robson Street commercial area which, at the present time, is so highly congested.

- CARRIED UNANIMOUSLY

2. Expansion of Naval Base at Bangor, Washington, U.S.A.

MOVED by Ald. Harcourt,  
 SECONDED by Ald. Kennedy,

THAT WHEREAS the United States Government has decided to enlarge the present naval base at Bangor, Washington to eventually accommodate twenty Trident submarines;

AND WHEREAS the Lower Mainland and the City of Vancouver are in close proximity to the Bangor Naval Base;

AND WHEREAS the Lower Mainland and Vancouver would be a prime target area because of such proximity;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council urge the Premier and the Provincial Government to inform the appropriate United States authorities of our deep concern that the Trident nuclear base not proceed.

- CARRIED UNANIMOUSLY

3. Development Permit Applications for the North Side of Point Grey Road

MOVED by Ald. Puil,  
 SECONDED by Ald. Harcourt,

THAT WHEREAS the granting of development permits for the north side of Point Grey Road has been of major concern to the people of Vancouver;

AND WHEREAS Council does have a policy for the ultimate development of the north side of Point Grey Road;

THEREFORE BE IT RESOLVED THAT all development permit applications in the designated priority areas of the north side of Point Grey Road be brought to the attention of Council.

- CARRIED UNANIMOUSLY

Regular Council, May 24, 1977 . . . . . 48

MOTIONS (cont'd)

4. Kitsilano Tidal Pool Replacement

In view of Council's action earlier this day, Alderman Puil requested and received permission to withdraw the following motion:

"THAT Council file an application with the Provincial Government for a grant of one-third of a million dollars from the Community Facilities Assistance Program, towards the cost of construction of the Kitsilano Tidal Pool replacement;

FURTHER THAT the balance of the \$1.5 million required to construct this pool be provided from unallocated funds in the Supplementary Capital Budget."

5. High School Graduation Dances

Alderman Bellamy requested and received permission to substitute the following motion for that previously recognized by the Chair:

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,

THAT the Director of Legal Services be instructed to bring in an amendment to the License By-law to authorize the City License Inspector to permit high school graduation dances beyond 1:00 a.m., subject to the following conditions:

- (1) Such extension of hours only to be during the months of May and June.
- (2) The applicant to submit evidence satisfactory to the Inspector that the dance is being held in conjunction with a high school graduation.
- (3) The organizer of the dance to be a member of the school council, staff, or a parent of the students involved who will make the necessary arrangements and be responsible for the student group.
- (4) A closing hour not later than 4:30 a.m. to be designated by the Inspector.
- (5) At the discretion of an Inspector, the premises applying to hold such an event, may be required to employ special duty constables.
- (6) Under no circumstances, will alcoholic beverages in any form be permitted. This would include all or any forms of drugs.

- CARRIED UNANIMOUSLY

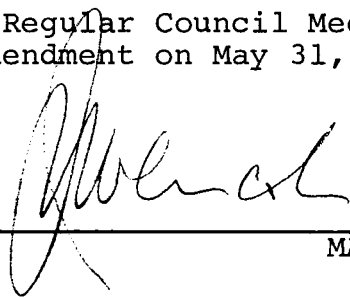
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The Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting  
of May 24, 1977, adopted after amendment on May 31, 1977.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

RR2

MANAGER'S REPORT

April 22, 1977

TO: Vancouver City Council

SUBJECT: Robson Street Character Area Study

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning and the City Engineer report as follows:

"This is a summary of the report entitled 'Robson Street Character Area Study' prepared by the Engineering and Planning Departments (attached).

The report has the following purposes:

1. To review the zoning and development guidelines for Robson Street between Jervis and Burrard Streets;
2. To review the transit and pedestrian role of Robson Street and to consider parking needs;
3. To propose specific improvements to the Robson Street shopping area.

The study was initiated following a March 1976 Council resolution which stated:

"That the Director of Planning re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian and transit role of Robson Street."

The above resolution followed a decision by Council not to close a lane in the 1000 block Robson Street for incorporation into the 'Marketplace' development - a shopping centre proposed for the southeast corner of Robson and Thurlow Streets. This proposal was the first major development application under the new zoning controls adopted for Robson Street in November, 1975.

A study of Robson Street focusing on the three blocks from Burrard to Jervis has now been completed. A committee of merchants and owners has assisted City staff. A joint meeting of the Planning Committee and owners and merchants was held on September 22, 1976 to discuss the City staff's proposals and the owners/merchants' proposals.

The major conclusions of the study are to:

1. Confirm existing policy to promote the small-scale retail and pedestrian character of Robson Street.
2. Maintain the existing maximum commercial density of FSR 1.0.
3. Amend the density regulations to provide an incentive for residential uses to be provided in new developments.
4. Encourage public (non-commuter) parking to serve Robson Street.
5. Amend several design guidelines.
6. Initiate a street improvement scheme for Robson Street.
7. Develop the street improvement scheme on a "Water Street-with-transit" concept rather than a "Granville Mall" concept.

As a result of this study and earlier work on the Downtown Plan transportation aspects, the City Engineer considers that Robson Street, from Hornby to Bute Streets, should be identified as a pedestrian/transit street carrying limited automobile volumes, rather than as a pedestrian/transit only street.

The Director of Planning agrees with this conclusion subject to comments below on the section from Howe to Hornby Streets.

Under this concept, Council could consider street improvements involving some sidewalk widening and pavement reduction in the two blocks from Hornby to Thurlow Streets.

The concepts illustrated in Appendix IV to the report have been developed on this basis. Specific details would be worked out following further public discussion and inputs from the merchants and owners.

#### Issues for Discussion

Considerable differences of opinion have been expressed about Robson Street by pedestrians, merchants and owners during the course of the study.

The Robson Street Development Association (a group of owners and merchants) has submitted a 20-point brief which is attached as Appendix I to the report. Many of the points are supported by the report and the proposed street improvement concept.

However, there are several items where there are differences between the staff and the Association, and between the Engineering and the Planning Departments. These items, which will require particular attention from the committees, are as follows:

1. Commercial density. The maximum commercial density permitted has a major influence on the rate of change and type of new development which may occur on Robson Street.

The study recommends no increase to the present maximum commercial density of FSR 1.0. Further it is proposed that the commercial density for developments not providing residential use, be decreased to FSR 0.5.

The Robson Street Association proposes an increase in the maximum commercial density from FSR 1.0 to FSR 2.0.

This question is discussed in detail on pages 14 and 15 of the report. However, it should be noted that considerable changes to both activities and building forms on Robson Street will be possible within the zoning and street improvement proposals described in the report.

2. Residential "incentive" proposal - should residential uses on Robson Street be permitted (as at present), required, or encouraged?

The report recommends that residential uses be encouraged by limiting the density of developments which do not include residential uses to FSR 0.5, and by requiring that a residential FSR 1.0 be provided to achieve the total commercial density of FSR 1.0.

In addition, a further residential FSR 1.0 would be permitted. The total maximum density for all uses would remain at FSR 3.0

The Robson Street Association supports the concept of residential use but their main concern is to increase the maximum commercial FSR.

3. Building Line. The Robson Street Development Association proposes that the existing 7' building line on both sides of Robson Street be removed and replaced with a sidewalk easement at grade. The City Engineer cannot support the proposal to permit development within the building line.

The Director of Planning, while noting that removing the building line would strengthen the pedestrian 'scale' of Robson Street, is sympathetic to the concerns of the City Engineer and believes that maintaining the building line makes it easier to devise a workable and acceptable street improvement scheme for implementation in the near-term future.

4. Transit Service on Robson Street. Staff are proposing two-way transit service on Robson Street, but this is not supported by the Robson Street Association, who consider it would create difficulties for pedestrians.
5. Robson: Howe to Hornby. The Robson Street Development Association proposes that Council request the Provincial Government to allow at least one lane of westbound traffic on Robson Street between Howe and Hornby Streets.

- 3 -

The Director of Planning does not support this request as he feels it would prevent a fair trial period from taking place in which the 'Robson Square' urban park area can be evaluated.

The City Engineer is sympathetic to the merchants/owners' concern over the detrimental impact of the closure on business but Council has made a firm decision to try the pedestrian/transit arrangement planned by the Provincial Government. The Engineering Department studies on the role and function of Robson Street have been done on the basis of the transit/pedestrian only arrangement opening as planned.

6. Funding for the street improvement scheme . What priority should be given to the proposed street improvement scheme relative to other civic expenditures?

Up to \$10,000 would be needed in 1977 (from Beautification Capital Funds) to prepare a detailed design. The City's share (one-third) of implementation would require funds of up to \$160,000 to be provided from the 1978 Supplementary Capital Budget.

#### RECOMMENDATIONS

Accordingly, it is recommended that:

1. The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report (except for the transit/pedestrian section between Howe and Hornby Streets).
2. The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report.
3. The proposed amendments to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report, be referred to a public hearing after a public information meeting has been held.

#### CONSIDERATION

The following items are submitted for consideration:

- A. The street improvement concepts illustrated in Appendix IV to the report be approved as a basis for discussion with the public, merchants, and owners.
- B. The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants, and owners for consideration of funding for implementation in 1978."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Planning and the City Engineer and submits A and B for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 112

MANAGER'S REPORT

RR2(i)

May 19, 1977

TO: Vancouver City Council

SUBJECT: Robson Street: Howe to Hornby (800 Block)

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Acting City Engineer and Director of Planning report as follows:

Purpose

"As a result of concerns raised by Robson Street merchants, information has been requested on the questions of the construction schedules, road-way width and traffic use for the Howe to Hornby Block on Robson.

The following report provides background information, discusses the construction timetable and sets out pertinent information on the various road widths and uses and their effect on the overall design and pedestrian amenities of Robson Square.

Background - Provincial Complex

In 1973, when Arthur Erickson was asked to redesign the Provincial building on Block 61, the concept emerged of including a long-sought major Civic Square in the complex by building the Courthouse on Block 71, and using much of Block 51 and 61 and the Robson Street right-of-way for open space.

The City sold Block 71 to the Provincial Government in the knowledge that a civic square would be included in the complex, centred on Robson Street between Howe and Hornby.

The closure of the 800-Block Robson Street to traffic, and the creation of a pedestrian plaza traversed only by two lanes of transit vehicles, was an essential part of the entire concept approved by the City and the Province in a Letter of Understanding dated January, 1974:

"Robson Street will be closed between Howe and Hornby Streets except for two transit lanes of traffic. The 80-foot width of Robson Street would be retained as dedicated street allowance and be available for additional traffic lanes in the future if the two proposed lanes prove to be inadequate."

The Civic Square concept is illustrated in the sketch attached as Appendix 1.

In the original design concept, the Square was designed as a continuous plaza area, uninterrupted by a separate roadway defined by curbs. At that time, it was anticipated that two sets of tracks would be laid in the civic square surface to allow modern street cars to cross the area in a similar fashion to the area in San Francisco where the cable cars drop off passengers at the waterfront. The absence of curbs would have encouraged free pedestrian movement, while the tracks would have confined the street cars to a defined route through the square.

Subsequently this design was amended by the architect to include a 24-foot road bed defined by rolled curbs (similar to Granville Mall) to allow for regular electric or diesel bus operation.

In January, 1975, Council instructed the City Engineer to insure that construction in the Robson Street area would be done such that the City's cost would be minimized if the City wished in the future to change the roadway configuration. As a result of this resolution, the Engineering Department has had numerous discussions with the architects resulting in the current plan.

These discussions led to:

- (a) a request from the Provincial Government for a City expenditure of \$50,000 to provide for construction of the substructure (isolated roadway slab) at a 42-foot width so that any changes in width in the future could be accommodated by work on the surface treatment only (see Appendix 2), and;
- (b) a design involving a 33-foot non-linear roadway that was to be opened to 2 lanes of transit only in keeping with the City/Provincial Letter of Understanding of January, 1974. This 33-foot configuration was the result of discussions with the Project Manager wherein the Engineering Department was seeking a physical arrangement to provide for 2 lanes of transit only with satisfactory transit operating characteristics and that would meet the Council direction on traffic use and that would minimize future costs.

The Provincial Government, through both Dr. Shrum and Premier Bennett, has now stated categorically that the decision about what width of road to build and what use to make of the road is now entirely the City's.

#### Background - Downtown Plan

In 1975, Council adopted a Downtown Plan including a street plan. As part of this plan, car traffic on Robson was to be de-emphasized and its transit/pedestrian role enhanced. The 800-Block Robson would be the first stage of this plan. Thus, the current planning for Robson Street and the current downtown street plan (including the Smithe/Nelson couplet) are directly related to the width and use of Robson Street between Howe and Hornby. An example of the relationship between the Downtown Plan and the street function is Robson Street west of Burrard. This area is the subject of a concurrent staff report (Robson Street Character Area Study), prepared with advice from a committee of local Robson Street owners and merchants. That report was based on Robson between Howe and Hornby being opened to pedestrians and transit vehicles only. Depending on Council's decision on Robson Street from Howe to Hornby, many conclusions of that report could need review.

#### Present Use of Robson Street

At present, Robson Street from Cambie to Denman is developed with a four-lane pavement (approximately 42-feet wide) and 12-foot sidewalks on either side (with some 7-foot widenings where the building line has been applied).

The street is now operated with a combination of moving lanes and parking lanes, depending on traffic conditions. For a two-block length at the east end, all the pavement is used for moving traffic as a connection between the Cambie Bridge and the Smithe-Nelson couplet, together with an exclusive eastbound transit lane. West of Thurlow, Robson functions as a two-way street with parking prohibitions in rush hours only. In the central section, traffic volumes are significantly less in keeping with the objectives of the Downtown Street Plan and more curbside activity (parking, loading, etc.) is permitted. Details are set out in Appendix 3.

#### Roadway Widths and Uses - Howe to Hornby

Council has already ensured that any changes in roadway width in future could be accommodated by work on the surface only and would not involve costly changes in the substructure.

In addition to the current plan (33-foot road, 2 transit lanes), there are other alternative widths and uses such as:

- (a) a 24-foot roadway for transit only
- (b) a 33-foot roadway with mixed traffic
- (c) a 42-foot roadway with mixed traffic
- (d) a 42-foot roadway reduced in width (by temporary measures) for transit only.

Each alternative including the current plan is evaluated against traffic patterns, impact on the use and enjoyment of Robson Square and the impact on related downtown planning concerns. Options to vary the width in the future and the achievement of flexibility at a reasonable cost without resulting in any of the desired widths appearing temporary or experimental are also considered.

#### Sidewalks/Pedestrian Activity

In addition to roadway width, sidewalk width is an important element of the concept.

As illustrated in the appendices, there are two critical points relative to the width of sidewalk on Robson. Near Hornby on the south side, the landscape mound affects the available width of sidewalk. Near Howe Street, the glass dome over the skating rink and stairs on either side of the 'Robson Bridge' restrict the width (for a short distance) available for road and sidewalk. The architects' desire to have a planter around the edge of the domes restricts the width available. Along the rest of the block the width is unrestricted and would be 12 or more feet wide.

If a portion of the planters were eliminated, wider sidewalks could be provided (12.5 feet wide) with a 33-foot roadway. With a 42-foot roadway, part of the planter must be eliminated to provide a substandard 8-foot sidewalk.

The architects' concept for Robson Square envisages unrestricted pedestrian use of the roadway and adjacent areas. Such a scheme is practical from a safety standpoint if the roadway is used for transit only (similar to Granville Mall, although bus volumes will be considerably less).

If mixed traffic is permitted Howe to Hornby, it is the Engineering Department's position that the 'jaywalking permitted' concept must be abandoned because of the potential hazard.

In any mixed traffic concept, there will be a need for more extensive signing which may also detract from the aesthetics of Robson Square.

These comments highlight the change that will occur to the pedestrian enjoyment of the Civic Square when any traffic (except transit) is permitted. Without cars, a visitor may wander from an exhibit in the renovated art gallery across the square through the landscaped mound area to the activity areas below. However, with a steady flow of traffic, crossing points would be restricted to the edges of the block or to the pedestrian underpass.

#### Current Plan - 33-foot Road - Transit Only

For the Howe to Hornby Block, the current proposed arrangement is as follows:

1. 33-foot roadway (Appendix 4)
  - (a) Use - one transit-only lane each way;
  - (b) Sidewalk width - at domes - 8.5 feet (with planter)  
at mound - 8 ft.  
elsewhere - 12 ft. plus, depending on location  
relative to open areas.
  - (c) Comment - This plan would be compatible with the beautification concept for the area west of Hornby discussed in the Robson Street Character Area Study which still provides for two lanes of westbound traffic on Robson west of Hornby.
  - (d) Options - Can be converted to two lanes westbound with mixed traffic and 1 lane eastbound transit-only at virtually no cost. Can be reconstructed to a 42-foot width at a cost of \$40,000 in 1977 dollars (current estimate by the Province) by reconstructing parts of the surface. This would require cutting back the landscaped mound on the south side at Hornby, and removing part of the removable planter surrounding the domes as well to provide substandard sidewalks. The 33-foot width can be reconstructed to a 24-foot width at a cost of \$40,000 (1977 dollars).

## Alternative Plans

Alternatives to the above proposed arrangement for a 24-foot, 33-foot and 42-foot roadway are as follows:

### 2. 24-foot roadway (Appendix 5)

- (a) Use - one transit-only lane in each direction
- (b) Sidewalk width - at the domes - 13 feet (with planters)  
at the mound - 17 feet  
elsewhere - 17 feet plus, depending on location
- (c) Comment - The Civic Square concept depends on the number of physical and visual elements interrupting its continuity being kept to a minimum. Various options have been considered at different times to achieve this. These options have included a continuous level plaza surface, with the transit lanes defined either by a row of low bumps or by tracks (as in the original concept). Without curbs, the transit lanes could even be separated by a varying width of plaza to emphasize the idea of transit traversing a pedestrian area.

However, recognizing concerns over pedestrian safety and drainage problems associated with a roadway design without curbs or grade changes, it has been concluded that such options should not be pursued.

The Director of Planning believes, however, that a 24-foot curbed roadway deserves serious consideration. It has considerable merit in terms of compatibility with the Civic Square concept, flexibility, cost and appearance.

A 24-foot roadway has the following advantages:

- the narrower roadway provides wider sidewalks through the civic square area, in particular at the domes and mound. At these points, sidewalk widths could be increased from 8.5 feet to 13 feet without the need to remove any of the 4-foot wide planters around the domes.
- the 24-foot roadway would be easier for pedestrians to cross than a 33-foot or 42-foot roadway.
- although it could be widened in future, the design is sufficiently 'permanent' to permit a proper trial and evaluation period of the civic square concept without the pressure which could arise from being able to quickly widen the roadway for general traffic.
- the 24-foot width for transit only is compatible with Downtown planning policies regarding the character of Robson west of Burrard, residential living on Robson Street and traffic circulation via Smithe/Nelson, and the emphasis of this part of Robson as a pedestrian/public place of some urban significance.

The Acting City Engineer believes that a 33-foot roadway (rather than a 24-foot roadway) on balance meets all the objectives for Robson relative to the Downtown Plan and Robson Square concept, provides good operating flexibility for 2-way transit operation and meets the Council direction about minimizing potential future costs in the event widening is required.

There is no effect on current schedules nor costs to the City now if Council chooses to change to a 24-foot width.



- (d) Options - can be reconstructed to provide a 33-foot roadway (two west-bound traffic plus one east-bound transit only) at a cost of approximately \$40,000 or reconstructed to a 42-foot roadway at a cost of about \$50,000.

3. 33-foot Roadway (Appendix 6)

- (a) Use - 2 lanes westbound; mixed traffic  
1 lane eastbound; transit only
- (b) Sidewalk width - at domes - 8.5 feet (with planters)  
at mound - 8 feet  
elsewhere - 12 feet plus, depending on location relative to open areas.
- (c) Comments - This option would allow consideration of the street improvement concepts for Robson west of Hornby or continued operation of Robson as is. However, this option would result in increased traffic volumes on Robson throughout its length in the core area contrary to the Downtown Plan, which proposed improving the shopping environment for pedestrians, particularly west of Burrard, and would result in an imbalance of westbound capacity in the street system, detracting from the Smithe-Nelson couplet.

This option would curtail unrestricted pedestrian use and enjoyment of the civic square because of the loss of relatively free pedestrian movement across the street at all locations.

With this option, sidewalk widths at the domes (8.5 feet) are too narrow to accommodate pedestrian volumes in safety next to moving traffic, thus requiring removal of part of the planter to provide a sidewalk width of 12.5 feet.

- (d) Options - The road could be reconstructed to a 42-foot width at some future time at a cost of \$40,000 (1977 dollars) by rebuilding parts of the surface only. Alternatively, it could be narrowed to a 24-foot width at a cost of \$40,000 (1977 dollars).

In this alternative, consideration was given to an exclusive transit lane and a vehicle lane westbound and the exclusive eastbound transit lane. Such an arrangement would be operationally unworkable because of the short distance involved, extensive signing required, enforcement difficulties and potential disruption to transit operations because of 'spill-over' into the transit lanes. Therefore, such an arrangement should not be considered.

4. 42-foot roadway (Appendix 7)

- (a) Use - 2 lanes westbound - mixed traffic  
2 lanes eastbound - mixed traffic
- (b) Sidewalk width - at domes - 8 feet (without planter)  
at mound - 9 feet  
elsewhere - 12 feet plus, depending on location relative to open areas
- (c) Comments - This option would result in increased traffic volumes on Robson throughout its length in the core area contrary to the Downtown Plan and would result in an imbalance of westbound capacity in the street system. However, the 2 lanes eastbound would provide some eastbound circulation between Hornby and Richards which would relieve Georgia somewhat.
- (d) Options - By the use of planters or removable sidewalk extensions the effective roadway width could be reduced and operated as either of the 33-foot schemes described above. Planters would cost in the order of \$10,000 to \$15,000 (1977 dollars) plus an annual maintenance cost of approximately \$5,000. Temporary sidewalk extensions would cost approximately \$30,000 (1977 dollars). Future construction to 33-foot width would cost \$40,000 and to a 24-foot width would cost \$60,000.

Construction of a 42-foot roadway and then using planters or other temporary means of reducing the number of traffic lanes would detract from the design quality of the rest of the Robson Square area, and would invite continued pressure to reopen the street to cars.

This 42-foot roadway width could also be operated as follows:

- (i) Use - 4 lanes westbound - mixed traffic,  
or 3 lanes westbound - mixed traffic and  
1 lane eastbound - transit only.
- (ii) Comment - This option would result in increased traffic volumes on Robson (back to volumes existing before closure) contrary to the Downtown Plan. This scheme would make the downtown bypass system ineffective and would require re-examination of the whole downtown traffic system.

A civic square at grade level would cease to exist with such traffic volumes with the result that the entire character of the area would be changed. North-south pedestrian crossings of the street at grade could occur only at the ends of the block. Pedestrian movement at the bridge could be hazardous as even narrow sidewalks (8 feet) are achieved only by removing part of the planters. Many of the open spaces planned - for example, the mound area - would be underused because of noise and fumes from adjacent traffic.

#### Scheduling

The latest information from the Provincial Government for the opening date of Robson Street to pedestrians and vehicles is November, 1977.

The Provincial Government, who control the contractors and scheduling, are aware of the City Council's desire to have the street opened as soon as possible and will do all they can to speed the completion of this area. In fact, they are presently operating with one full work shift during the day and a partial night shift to the fullest extent possible where economic. However, they have advised that overtime work is not feasible at this time because overtime is being discouraged at present by the unions due to the high level of unemployment in the membership.

A decision by Council to construct a 42-foot width or a 24-foot width will not add any delay to the re-opening of Robson Street.

#### Business Conditions and Traffic Flow on 800-Block Robson

There is no information available to analyse the relative importance of all the various factors which have combined to result in the current concerns of Robson Street merchants over loss of business. To attribute this loss mainly to the closure of the 800-Block Robson to traffic is an oversimplification. Other major factors include:

- the closure of the 800-Block Robson to pedestrians;
- the opening of Pacific Centre Mall, and its continued expansion;
- the general decline in economic prosperity affecting the majority of Downtown merchants and hotels;
- the decline in tourist spending.

There is continuing debate on the effects of vehicle traffic on shopping environments. However, it is believed that heavy traffic flows on Robson Street would, in the long run, destroy the pleasant shopping environment of this street which the City wishes to improve through its current policies for the Robson Street character area.

It should be emphasized that on the completion of Robson Square, large numbers of people will be attracted to this area.

#### Summary

At the present time, the Provincial Government is proceeding with the plan to construct and open a 33-foot roadway for two transit lanes only.

If Council wishes to change these plans, the decision on the width of roadway should be made now to avoid any delay in construction. Any decision on the use of the roadway is not essential now, but Council has sufficient information to make such a decision.

In view of the Downtown Plan objectives, current experience with the Smithe-Nelson couplet and the present scheduling for construction of further stages of the south bypass this year, it is the Engineering and Planning Departments' conclusion that:

- (a) a 42-foot pavement with mixed traffic is contrary to the Downtown Plan and Civic Square objectives and would necessitate a major re-examination of the southerly bypass system and the Robson Character area.
- (b) the street should be reopened for pedestrians and transit only on a trial basis.

A 42-foot pavement could be built now and reduced to a transit-only width by temporary measures (cost: \$30,000 to reduce to 33 feet or \$50,000 to reduce to 24 feet, to retain the design concept using removable bridging sidewalks - not planters). Proceeding with this alternative means that there is a reduced cost differential between this proposal and building to 24 feet or 33 feet now and widening later to 42 feet (cost to widen to 42 feet from 33 feet - \$40,000 - 1977 dollars; cost to widen to 42 feet from 24 feet - \$60,000 - 1977 dollars). Therefore, this alternative does not have any significant financial advantage.

The Director of Planning does not support this alternative, as the removable bridging sidewalks would detract from the design quality of the rest of the Robson Square area. Further, because it could be easily widened, it would invite continued pressure to reopen the street to cars.

The Director of Planning and the Acting City Engineer have different views on the width of roadway that should be built now.

The Director of Planning is of the opinion that a roadway built to a 24-foot width (rather than the currently planned 33-foot width) best meets the objectives for the successful future of this part of downtown. He is concerned that to build a roadway of 33 feet now, when a 24-foot width for 2 transit lanes is sufficient, is harmful to this particularly important civic space. Ideally, this space should be free of any visual or physical obstruction to pedestrian movement. The civic square concept is more and more compromised as the width of the transit roadway is increased, and as elements such as curbs and signs are added. Thus, a 33-foot wide roadway could prejudice a fair period of trial and evaluation of the pedestrian and transit objective. Bearing in mind the effort invested in creating a unique civic square for Vancouver, the current excitement about the traffic lanes should not be allowed to prejudice what may become the major public gathering place downtown.

Therefore, the Director of Planning RECOMMENDS that the roadway be built to a width of 24 feet.

The Acting City Engineer is of the opinion that the presently planned 33-foot roadway on balance meets all the objectives about Robson Street relative to its role and function in the Downtown Plan and as part of the civic square, provides good operating flexibility for two way transit operation, and meets the Council direction about minimizing future costs in the event widening the road is necessary. The additional roadway width beyond 24 feet does not, in his opinion, significantly detract from the civic square concept because of the unified design of the roadway and plaza areas.

Therefore, the Acting City Engineer RECOMMENDS that the roadway be built to 33 feet as planned.

#### CONSIDERATION

The following RECOMMENDATIONS are submitted for CONSIDERATION:

1. The Director of Planning RECOMMENDS that the roadway be built to a width of 24 feet.

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2. The Acting City Engineer RECOMMENDS that the roadway be built to 33 feet as planned."

The City Manager RECOMMENDS that the roadway not be built initially to a width of 42 feet, and submits for CONSIDERATION of Council the choice between a width of 24 feet as recommended by the Director of Planning or 33 feet as recommended by the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 112

MANAGER'S REPORT

RR 2(ii)<sup>157</sup>

May 19, 1977

TO: Vancouver City Council

SUBJECT: Provincial Government Complex - Blocks 51, 61  
and 71, District Lot 541

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"Relative to the above matter the following is an extract from a minute of Council of 5 February, 1974, as amended by the Minister of Public Works by letter dated 6 February, 1974:-

"4. The City would lease to the Province for 50 years for the sum of 1 dollar per year portions of the sub-surface and air rights to the surrounding and enclosed streets as may be required by the Province for this development now and in the future. Relocation of existing utilities occasioned by the foregoing leases would be at Provincial Government expense."

The Provincial Government Complex occupies Blocks 51, 61 and 71, District Lot 541 as well as the sub-surface of portions of Smithe, Howe and Robson Streets.

By lease dated 29 August 1975, the City leased to the Province for 1 dollar for a term of 99 years, the sub-surface of a portion of Howe Street south of the intersection of Howe and Robson Streets for an automobile and truck tunnel. Because these tunnels serve Pacific Centre Limited as well as the Provincial Government complex the Province requested that the Howe Street lease be for a term not exceeding 99 years to ensure Pacific's access to the streets. As a result, the Council did on 26 August, 1975, approve the extension of the term of the lease from 50 years to 99 years. At the same time it was reported to Council that the Province was prepared to lease the Court House Building on Block 51 for a term equivalent to the Howe Street lease rather than 50 years as originally agreed to by the parties. The extension of the term was made on the understanding that the sub-surface leases would be for 99 years.

Sub-surface leases of portions of Smithe and Robson Streets are now being prepared.

The Province has pointed out that while the premises leased under the Howe Street lease are to be used for truck or automobile traffic and access to the loading bays in Block 61, the uses of the sub-surface of Smithe and Robson may be more varied and complex, particularly in the Robson Street parcel. According to the Province, there will be parking, public plazas and malls, restaurants, food booths and an auditorium in the Robson Street parcel.

In the circumstances the Province advises that it will be subleasing to the "private sector" and will require the right to do so without obtaining the consent of the City (under the Howe Street lease such subletting was prohibited). Prohibition against assignments would continue. The Province suggests that provision be contained in the leases of the sub-surface of the portions of Smithe and Robson Streets for the Province to collect the equivalent of real property taxes on those portions of the leased premises which are sublet for commercial purposes and to remit such amounts directly to the City.

The Province advises that it is its policy to transfer most Crown building property into the name of the British Columbia Buildings Corporation established by statute in 1976. The Corporation is an agent of the Crown. Therefore the Province requests that the lease of the subsurface of the portions of Smithe and Robson Streets be made to the Corporation. The Province also requests the right to assign the Howe Street lease to the Corporation.

The requests of the Province have been reviewed by the Director of Finance and it is his opinion that if the sub-surface of the streets in question is to be leased to any private party, the City would expect to receive an appropriate market ground rent for any portion of the sub-surface used for commercial purposes from time to time. He further says that "it is obvious that the Province would intend to sublet the space to commercial operations on a market basis and I cannot perceive of any reason why the Crown should receive the value of rent that properly belongs to the City."

A review of the proposed sub-surface lease of portions of Smithe and Robson Streets with the Engineering Department

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indicates the need for two further agreements, namely: an encroachment agreement and a special sidewalk and roadway agreement. The Province proposes to place and maintain planters, shelters, decorative lighting, trees and plants on the street surface of Smithe and Robson Streets and for such purpose it will be necessary for the parties to enter into an encroachment agreement in respect thereto. The Province also proposes to construct and maintain decorative sidewalks and paving on the said street surfaces and for such purpose it will be necessary for the parties to enter into an agreement in respect thereto.

It is recommended that:-

(a) the lease or leases (as the case may be) of the sub-surface of those portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex be entered into between the City, as lessor and the British Columbia Buildings Corporation, as lessee, and that

- (i) the term be for 99 years rather than 50 years, commencing as of 29 August, 1974 (the date of commencement of the Howe Street lease);
- (ii) the lessee may sublet the premises without the consent of the City;
- (iii) the lessee shall pay or cause to be paid to the City the equivalent of real property taxes which would have been levied on the portions of the leasehold premises sublet by the lessee but for exemption from taxation by the Vancouver Charter or the lessee shall pay or cause to be paid to the City any and all real property taxes (if any) levied on the portions of the leasehold premises sublet by the lessee.

(b) the Province be permitted to assign the Howe Street lease dated 29 August, 1975, and made between the City, as lessor and Her Majesty the Queen in right of the Province, as lessee, to the British Columbia Buildings Corporation.

(c) the City enter into an encroachment agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of planters, shelters, decorative lighting, trees, plants and such other encroachments as the City Engineer considers acceptable on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such encroachments.

(d) the City enter into an agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of decorative sidewalks, and paving on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such works.

(e) the provisions of the aforesaid lease or leases and agreements be satisfactory to the Director of Legal Services, City Engineer and Director of Finance.

The matter of charging the lessee of the sub-surface of the portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex a market rent for the portions of the leasehold premises sublet by the lessee is submitted to the Council for its consideration."

The City Manager RECOMMENDS that items (a) to (e) be approved, and submits for CONSIDERATION of Council the question of the City receiving market rent for sublet areas.

FOR COUNCIL ACTION SEE PAGE(S) 112



Manager's Report, May 20, 1977 . . . . . (WORKS A1 - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of the West Side of Hudson Street Between 71st Avenue and the Lane North Adjacent to Lot D, Block 16, District Lot 318, Plan 8873

The Acting City Engineer reports as follows:

"An application has been received to purchase the 7-foot strip of road abutting Lot D, Block 16, District Lot 318, Plan 8873. It is no longer planned to widen this portion of Hudson Street. Therefore, the 7-foot widening strip is no longer required for road.

I RECOMMEND that all the road dedicated by the deposit of Plan 8873 be closed, stopped up and conveyed to the owner of abutting Lot D, subject to the following conditions:

- (a) The road so closed to be added to the said abutting Lot D.
- (b) The applicant to pay \$9,500 inclusive of cost of consolidation, in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

2. Lot 16 (Plan 14353) and the West 200 Feet of Lot 3 (Plan 7609) Both of Parcel G, D.L. 2037 - North Side of Terminal Avenue, East of Cottrell Street - Sewer Right-of-Way

The Acting City Engineer reports as follows:

"In 1972, the City entered into an agreement with the C.N.R. terminating the 1913 agreement except for four clauses relating to authorizing legislation, legal descriptions and original land conveyances. The 1972 agreement gave the City full responsibility of sewer works including the sewers over portions of Lot 16 (Plan 14353) and the West 200 feet of Lot 3 (Plan 7609) both of Parcel G., D.L. 2037.

The owner of Lot 16 and the West 200 feet of Lot 3 is prepared to grant a right-of-way to the City to contain the existing sewers. Therefore, charges against the titles of these lands, under numbers 547184M and 122676M, relating to the 1913 Agreement are no longer required and should be released.

I RECOMMEND that the Director of Legal Services be authorized to arrange for the release of charges 547184M and 122676M against Lot 16 (Plan 14353) and the West 200 feet of Lot 3 Plan 7609) respectively, both of Parcel G, D.L. 2037, subject to the prior registration of the rights-of-way hatched on plans marginally numbered LF 7198 and LF 7199."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

3. Local Improvements "by Petition"

The Acting City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-Law, projects for

Pavements and Curbs, Higher Zone  
Pavements and Curbs, Local Residential

Speed Deterrent Bumps (in lanes)  
P. C. Concrete Sidewalks  
P. C. Concrete Sidewalk on a School Collector Street

shown on the attached Schedule dated May 13, 1977, are advanced to Council 'by Petition'."

cont'd....

Manager's Report, May 20, 1977 . . . . . (WORKS A1 - 2)

Clause No. 3 cont'd

Capital Funds

Funds for the City's share of these projects are available in the 1977 Streets Capital Budget.

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Acting City Engineer's report dated May 13, 1977.

The estimated total cost of these improvements is \$582,623 and the City's share of the cost is \$417,881.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Acting City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The following street be designated as a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-Law:

Windermere St. from Napier St. to the lane south of Napier St.

CONSIDERATION

4. Paving of Lane South of Eton Street, Kaslo to Renfrew

The City Engineer reports as follows:

"A counter-petition has been received, opposing this paving. Copies of the counter-petition and of the covering letter are attached.

This was a Local Improvement project 'by Petition' which came before a Court of Revision and Council on 24 February, 1977. There are 28 owners. A sufficiently-signed petition required 19 signatures; 20 owners had signed. One owner appeared opposing the project. The project was undertaken by Council.

Signatures on the petition and counter-petition have been compared with the following result:

Signed petition and not the counter-petition	-	18
Signed petition and the counter-petition	-	2
Did not sign petition, signed counter-petition	-	7
Did not sign either petition or counter-petition	-	<u>1</u>
Total Owners:		28

This count indicates that at least 18 of the 28 owners now support the paving and, at most, 10 oppose it.

Note:- The counter-petition carried some 'half-signatures' (one of two joint owners). These could not have been accepted on a formal petition but are counted here because our experience is that half signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority of the two in favour.

No work has been done on this paving.

cont'd....

Manager's Report, May 20, 1977 . . . . . (WORKS A1 - 3)

Clause No. 4 cont'd

PROCEDURE:

The Local Improvement Procedure By-law provides that signatures may not be withdrawn or countermanded after the petition has been filed. In the legal sense, therefore, there is still a sufficiently-signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. This Local Improvement project (Item 83 on Schedule 441) was one of a number undertaken by a Motion of Council on 24 February, 1977. If Council does not now wish the project to proceed, it should rescind its 24 February Motion as it applies to this project."

The City Manager advances the foregoing report of the City Engineer for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 103 & 104

Manager's Report, May 20, 1977 . . . . . (HARBOURS A-3 - 1)

HARBOURS & PARKS MATTERS

RECOMMENDATION

1. Central Park Parking  
Regulation By-law

The Director of Legal Services reports as follows:

"The joint Burnaby-Vancouver Parks & Recreation Committee, which administers Central Park, has expressed concern regarding the use of the parking lots in Central Park by B. C. Telephone Company employees and has recommended that Burnaby Council pass a by-law making it an offence for persons, other than persons using the Park, to park on the lots. Burnaby Council has agreed to this as has our Parks Board. City Council approval is now needed before the Municipality of Burnaby can enact the by-law. (A copy of the proposed by-law is in my office.)

I recommend that Council approve proposed By-law No. 7019 of the Municipality of Burnaby, being a by-law to regulate parking in Central Park."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 104

Manager's Report, May 20, 1977 . . . . . (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

INFORMATION

1. Amended Rezoning Application for Grandview-Woodland Apartment Areas

The Director of Planning reports as follows:

"Council on February 8, 1977 instructed the Director of Planning to apply to rezone the apartment areas of Grandview-Woodland from RM-3 and RM-3A Multiple Dwelling Districts, excluding presently conforming custom-designed apartments, to RT-2 Two Family Dwelling District. Subsequently, on March 22, 1977, Council instructed the Director of Planning to amend his rezoning application to read RM-3A1 instead of RT-2.

The Director of Planning has now revised this rezoning application, and a public hearing on the amended application has been arranged in the community for May 26, 1977. It is anticipated that the gymnasium in the Britannia Community Services Centre (capacity 2,000) will be adequate to accommodate those members of the public who attend.

In the course of preparing the amended rezoning application, a number of discrepancies between the maps filled with the original application and actual land use in the areas concerned have been discovered. In addition, a number of vacant properties and properties developed with one-family and multiple conversion dwellings have been the subject of development permit applications for apartment buildings, which Council on February 15, 1977 instructed the Director of Planning to process in the normal manner. These properties are as follows:

A. Properties included in the original application to be rezoned to RT-2 which are developed with apartment buildings, and which are now excluded from the application to rezone to RM-3A1:

1. Lot 2, Block 71, D.L. 264A
2. Lots 21 - 24, Block 178, D.L. 264A
3. Lots 3 - W<sub>2</sub>6, Block 21, D.L. 184
4. Lot 19, Block 13, D.L. 183
5. Lot 10, Block 53, D.L. 264A
6. Lots 22 - 24, Block 73, D.L. 264A
7. Lot 8, Subdivision A, Block 154, D.L. 264A
8. Lot 19, Subdivision E, Block 155, D.L. 264A
9. Lot 3, Block 39, D.L. 184
10. Lot 12, Subdivision E, Block 9, D.L. 183

B. Properties included in the original application which are the subject of development permit applications which Council on February 15, 1977 instructed the Director of Planning to issue:

1. Lots 3 - 5, Block 155, D.L. 264A (1330 East 8th Avenue)
2. Lots 8 - 12, Block 57, D.L. 264A (1374 Grant Street)
3. Lots 15 - E<sub>2</sub>19, Block 55, D.L. 264A (1555 Graveley Street)
4. Lots 21 - 24 of Subdivision 8, Block E, D.L. 183 (1811 Adanac Street)
5. Lots 11- 15 of Subdivision 6, Block D, D.L. 183 (1777 Frances Street)
6. Lot D, Block 36, D.L. 184 (229 Lakewood Drive)

Cont'd . . .

Manager's Report, May 20, 1977 . . . . . (BUILDING: A-4 - 2)

Clause #1 continued:

- C. Properties excluded from the original application which are not developed with apartment buildings and are now included in the application to rezone to RM-3A1:

1. Lot 3, Block 7, D.L. 184
2. Lots B and C, Block 13, D.L. 183
3. Lot 12, Block 21, D.L. 184
4. Lot E, Block 12, D.L. 183
5. Lots 13, A of 14 - 16, 17 - 19 and 21 - 24, Block 67, D.L. 264A
6. Lots 9, 11, and 22 - 24, Block 70, D.L. 264A
7. Lot 1, Block 71, D.L. 264A
8. Lot 3 amended, Block 145, D.L. 264A
9. Lot 6, Subdivision A, Block 154, D.L. 264A

These changes have been incorporated in the draft by-law being submitted with the application to rezone the Grandview-Woodland apartment areas to RM-3A1, in accordance with the intent of Council's resolutions of February 8, 1977 and March 22, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Liveaboard Marina, Phase I, Area 6, False Creek

The Development Consultant reports as follows:

Background

Council in February, 1975 approved the Greater Vancouver Floating Home Co-operative as a sponsor for a liveaboard marina in Phase 1, Area 6 (roughly at the foot of Spruce St.), recognizing the Official Development Plan for False Creek approved in 1974 by Council which defines liveaboards as boats which are regularly operated at sea.

A development permit was approved on March 24, 1976 and subsequently extended. The plan called for 88 liveaboard boats, common area facilities on the central float, and all the necessary municipal services such as sewer, etc. on a 3.74 acre water lot, plus an 88 car parking garage under the playfield.

The Provincial Government agreed to lease the provincially owned water lot to the City for sub-lease by the City to the Floating Home Co-operative. The Co-operative would pay a rate based on liveaboard use which worked out at \$22,000. per year for the first five years of a 60 year term with approximately one third of this to be remitted to the Province and the balance retained by the City.

The liveaboard co-operative subsequently found it impossible to attract 88 liveaboards initially, and therefore proposed a mix of liveaboards and recreational boats.

Council on 15th March, 1977 agreed that the water lot use for the Greater Vancouver Floating Home Co-operative be amended to provide for up to 100 berths, 40 of which would be for liveaboards and the balance for recreational boaters, both operations to be financed and managed by the Greater Vancouver Floating Home Co-operative.

A Development Permit was approved on 16th March, 1977 for the revised scheme.

Cont'd . . .

Clause #2 continued:

Council on March 15, 1977 approved the following resolutions with respect to the above:

"The Development Consultant and the Director of Finance be authorized to discuss the change in use from 88 liveaboards to 40 liveaboards and 60 recreational boats, and the water lot lease rate with the Provincial Government for report back to Council with any amendments required or agreed to by the Province."

"The Director of Legal Services be requested to draw up the form of lease for the water lot between the City and the Provincial Government and the sub-lease between the City and the Floating Home Co-operative in accordance with the terms and conditions previously approved by Council in September, 1976 (copy attached) with the rate and any other amendments to be subject to a further report to Council."

Proposal

We have now completed discussions with the Provincial Government and have agreed to the following formula, including some amendments to the terms and conditions reported to Council on March 15, 1977:

- 60 year lease.
- For the 40 liveaboard boats, the Co-operative to pay the City \$250.00 per boat per year for a total of \$10,000.00 per annum for the initial 5 years, with the Province to receive 37% or \$3,700.00 per annum.
- For the 60 recreational boats, occupying approximately 2,340 lineal feet of berthing, the Co-operative would pay the City 10½% of gross revenue with a minimum in the first year of \$8,564.00 and in the 2nd to 5th years of \$9,064.00. The Province would receive from the City 8½% of gross revenue with a minimum in the first 5 years of \$6,564.00. (These minimum figures are based on the Co-operatives intention to charge \$2.75 per lineal foot per month in the first year.)
- The above to be subject to review and adjustment at 5 year intervals throughout the term.
- The date of commencement of rent to be the date of substantial completion of the development, or 1st April, 1978 whichever is sooner.
- The City to prepare a draft of the head-lease and of the sub-lease to the Co-operative for review.
- If and when liveaboard boats replace recreational boats, subject to approval of the City's Development Permit Board, the rental would be adjusted according to the above formula.
- A clause requested by the mortgage lender to the effect that the mortgagee in possession and any subsequent lessee would be permitted to operate a ship's chandlery type of operation within the marina complex, subject to approval of plans by the City's Development Permit Board.
- The cancellation clause be amended to include a date compatible with the proposed construction schedule. For example, 1st January, 1978 or such later date approved in writing by the City.

Cont'd . . .

Clause #2 continued:

Comment

It should be noted that the agreement is operative only if development proceeds.

It should also be noted that this rent formula will return to the City the same rental for each liveaboard berth as previously, but for 40 boats initially rather than 88 previously. The return to the City for the recreational boats, however, will be less per boat than for the liveaboards, but there are more boats in total.

The comparison in the 1st year and in the 2nd to 5th years is as follows:

	<u>Liveaboard Boats</u>	<u>Recreational Boats</u>	<u>Total</u>
Previous proposal			
Number of boats	88	-	88
Revenue to the City per annum.			
1st year	\$14,000	-	\$14,000
2nd to 5th year	\$14,000	-	\$14,000
Current proposal			
Number of boats	40	60	100
Revenue to the City per annum.			
1st year	\$6,300	2% of Gross Revenue Minimum \$2,000	\$8,300 Minimum
2nd to 5th year	\$6,300	2% of Gross Revenue Minimum \$2,500	\$8,800 Minimum

Recommendation

It is recommended that the above described formula and amendments be approved and that the Director of Legal Services be requested to incorporate these in the head-lease and the sub-lease for review by the Provincial Government and execution, and in the sub-lease for review by the Floating Home Co-operative and execution.

The City Manager RECOMMENDS that the recommendation of the Development Consultant be approved.

3. Kitsilano N.I.P. Appropriation: Rainbow's End Daycare

The Director of Planning reports as follows:

"On May 4, 1977 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Dharmasara Childcare Society.

The Dharmasara Childcare Society is proposing to establish a new daycare centre (to be called Rainbow's End Day Care Centre) in a basement room of General Gordon School. Strong support for such a facility comes from the Principal of the school and the Parents Consultative Committee (see letter attached as Appendix A).



Manager's Report, May 20, 1977 . . . . . (BUILDING: A-4 - 5)

Clause #3 continued:

It is proposed that this day care would offer such specialized services as natural and/or vegetarian foods, involvement of the community (especially seniors) in the programming and alternate education. The Day Care Information Centre has stated that there is a definite need for this type of facility in Kitsilano.

It was also proposed that there be a playground area outside of the centre's room which would contain equipment suitable for pre-schoolers. This playground area would be available to the public at all times when the day-care was not in operation.

The Dharmasara Society requested funds for:

1. Renovations to the room in General Gordon School as required by the Fire and Health Departments and Daycare Licencing.
2. Equipment, benches, planters, etc. to create a playground area suitable for preschool children.

The School Board estimated that the renovations to the school will cost \$1,000. (Appendix B) The School Board has agreed to pay the costs of overheads (approximate \$300) for this project.

The Dharmasara Society is proposing to build the playground themselves at a cost of \$9,700. (Appendix B) The School Board have approved the design and will supervise the work to ensure the safety of the structure.

The Kitsilano Planning Committee approved this project and recommended that a maximum of \$10,700 be approved from the NIP budget for this project.

The Kitsilano Site Office Co-ordinator and CMHC reviewed this proposal and concurred with the Committee's recommendation.

It is therefore RECOMMENDED:

THAT City Council approve the expenditure of up to \$10,700 (Ten thousand seven hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget in order to make renovations to General Gordon School and to create a playground area suitable for preschoolers (as outlined in Appendix B).

This amount would be charged both to the Social Facilities category (\$1205) and the Recreation Facilities category (\$9495) of the NIP budget and would be cost shared as follows: Federal - \$5,350; Provincial - \$2,675; City - \$2,675."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. The Orpheum - Handicapped Entrance

The Director of Permits and Licenses reports as follows:

"At the meeting of City Council on March 29, 1977 a report was requested on the facilities at The Orpheum to accommodate handicapped persons, particularly in wheelchairs.

The By-Law requirements for the handicapped are extensive and detailed but basically the general requirements are:

- A walk suitable for the handicapped be provided to the handicapped entrance
- At least one entrance be provided which is useable by persons in wheelchairs.
- Any ramp that is provided must have a maximum gradient of 1 in 12 with specified finishes, landings, handrails, etc.
- All stairs to have handrails at specified heights and details.
- An elevator shall be provided accessible to wheelchairs.
- In auditoriums, provision must be made for a minimum of two wheelchairs in an accessible area.
- A handicapped washroom to be provided.
- A public telephone must be provided that can be used by a person in a wheelchair.

Cont'd . . .

Manager's Report, May 20, 1977 . . . . . (BUILDING: A-4 - 6)

Clause #4 continued:

The Orpheum does not meet all of the requirements of the By-Law, however at the time of obtaining a building permit the extent of the "provisions for the handicapped" were submitted to the Building Board of Appeal for consideration and the permit was approved.

The actual provisions made for the handicapped were:

- A handicapped washroom was constructed on the main Seymour Street lobby level.
- Space was provided in the auditorium to accept a maximum of four wheelchairs.
- Toilet stalls in the washrooms off the rehearsal room were designed to accommodate wheelchairs.
- The level access was provided for by an access door at the lane which opens to the lobby at the Seymour entrance level. The architects were advised by Famous Players that this was the access used by persons in wheelchairs when it was operated as a movie theatre. The architects recognized that this entrance was not ideal but there was no practical alternative to meet the requirements of the By-Law. They were also aware that additional lobby space was a real possibility and a proper access could be incorporated with such an addition.

The Canadian Paraplegic Association has recently pointed out the following shortcomings of the existing level lane entrance:

- Access requires travelling about 70 feet through an unlit lane over rough pavement.
- There is no canopy over the door.
- There are no facilities to purchase tickets as at the normal entrances.
- There is difficulty in alerting staff to open the door when required.

The Association also noted several minor items for consideration and these are being provided. The provision of a telephone is difficult but the Association does not consider it a major priority. Their main concern is access. They have submitted a sketch of a ramp that they request be constructed at the Seymour entrance and even though the slope of the ramp would be much steeper than that required by the By-Law, they prefer this to any attempt to upgrade the lane entrance. The ramp would occupy a quarter of the width of the Seymour entrance and we estimate will cost approximately \$4,000. Initial enquiries with the Fire Marshal indicate that the reduction of the exit width would be acceptable, however final approval will not be considered until working drawings are submitted.

The Director of Finance reports that the funds could be provided from the 1977 Supplementary Capital Funds (Unallocated).

It is recommended that Council:

Approve the provision of a ramp for the handicapped at the Seymour entrance to The Orpheum at a cost of approximately \$4,000. Funds to be provided from the 1977 Supplementary Capital Funds (Unallocated)."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 104/105

A-6

MANAGER'S REPORT, May 20, 1977 . . . . . (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSCONSIDERATION1. Beer Garden - Mount Pleasant Neighbourhood Fair

The Director of Permits and Licenses reports that:

"Colleen Fallon, Co-ordinator of Mount Pleasant Neighbourhood House, has requested that City Council approve a one day fair to be held as part of the Heritage Festival on Saturday, May 28, at Guelph Park and the grounds of the Mount Pleasant School. The request involves closing 8th Avenue from Guelph to Prince Edward, and for a Beer Garden.

The letter states that the request is being considered by the School Board for the use of school grounds and facilities. A letter from Mr. J. F. Ryan, Manager of Central Recreation Services, grants approval to use Guelph Park from 8:00 a.m. to 10:00 p.m. for the fair, provided that any dispensing of food is to the satisfaction of the Health Department; no vehicles are driven onto the Park, the area is left clean and tidy after use, and that no amplified music be played after 9:00 p.m. Permission is not granted to operate a beer garden in conjunction with the fair.

The request for the Beer Garden was referred to the Police Department (District #3) for comments. An N.C.O. from District #3 met with the co-ordinator of the fair and finds that the Beer Garden will be situated on the closed portion of 8th Avenue. The Police Department will have 3 N.C.O.'s at the fair and recommend that Council approve the request on the understanding that the Beer Garden will be closed immediately if ordered by the on duty Police Officers, and provided the applicant submits a letter to the Chief Constable agreeing to close the Beer Garden on order."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

2. Victoria Drive Annual Gala Day Grant Request

The City Engineer reports as follows:

"The Victoria Drive Annual Gala Day Parade is scheduled to take place on Saturday, June 4, 1977.

In a letter dated February 21, 1977, Mr. V. Koushnir, representative of the Victoria Drive Community Hall Association, requests a grant to help defray their expenses.

The parade will assemble at Gordon Park, located at Commercial Drive and 49th Avenue, and will proceed by way of 49th Avenue and Victoria Drive to a dispersal at Jones Park, located at Victoria Drive and 37th Avenue. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

The parade has been approved by the Chief Constable and the Police Department will provide special attention for the event.

There will be disruption to transit, but B.C. Hydro will accommodate the necessary bus re-routing.

Considerable temporary signing and extra street cleaning will be required for this parade. It is estimated that the cost of this work will be \$700 and the applicant requests a grant to help cover these costs.

Continued. . . .

MANAGER'S REPORT, May 20, 1977 . . . . . (FIRE: A-6 - 2)

Clause No. 2 Continued

The City Engineer submits for Council's CONSIDERATION the request of the Victoria Drive Community Hall Association for a grant to defray costs of signing and street cleaning at an estimated cost of \$700. The Comptroller of Budgets advises that if approved the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and if approved suggests the resolution be worded as a grant of up to \$700.

RECOMMENDATION

3. Sidewalk Cafe Operations

The City Engineer reports as follows:

"In July, 1974, City Council gave formal approval for sidewalk cafe operations in the City of Vancouver. The first cafes were approved on a two-year trial basis and entered into lease agreements covering 1975 and 1976. The Engineering Department has reviewed the sidewalk cafe operations and determined they have been successful. Public opinion has been favourable and no undue problems have been created on streets. The purpose of this report is to recommend that the sidewalk cafe operations previously approved by Council be permitted to enter into more permanent arrangements.

The current method of obtaining approval to operate a sidewalk cafe is to have the applicant apply to the Engineering Department. The Department determines if the site is appropriate and, upon favourable input from the Health Department and the Properties Division, forwards a report to Council for their approval. If Council approval is given, the operator enters into a lease agreement with the City, satisfactory to the Director of Legal Services and the City Engineer.

The sidewalk cafes which operated in 1976, and for which Council approval for continuation of a lease agreement has been requested, are:

Loves Skillet Cafe	938 Granville Street
Rubens Cafe	974 Granville Street
Guenters Cafe	203 Carrall Street
Pizza Patio Cafe	910 Granville Street
Marathon Restaurants	3121 West Broadway

The procedure for processing new applications would not be changed in that Council in each case would be asked to approve the operation.

Accordingly, it is RECOMMENDED that sidewalk cafe operations as noted in this report be permitted to enter into a year to year agreement, subject to the approval of the City Engineer and the Director of Legal Services, with the Supervisor of Properties determining the rental rate each year."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 105

Manager's Report, May 20, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. Dunlevy Alexander Hostel Construction

The following report has been received from the Director of Finance.

"City Council at its meeting on July 13, 1976 gave authority to advance funds to the City of Vancouver Public Housing Corporation to meet progress payments on the Dunlevy Alexander Hostel construction. These advances are returned to the City when reimbursement is received from Central Mortgage and Housing Corporation. Interest is paid to the City by the Housing Corporation.

The report to Council on July 13, 1976 indicated that the maximum advances would be in the region of \$250,000. This report is to inform Council that the advance required for the March 1977 progress payment, was \$384,000 and the advances required for April and May are expected to be of a similar size."

The City Manager submits the report of the Director of Finance for INFORMATION.

RECOMMENDATION

2. Printing Branch Replacement Equipment

The Director of Finance reports as follows:

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs are recoverable through charges against various City departments and Boards for work performed, and a portion of the revenue is set aside annually for replacement of equipment.

Two items of printing equipment are due to be replaced because they have served their useful life and are no longer reliable or economic to maintain, i.e. -

Item 1 - A Perforator at \$ 3,000.00  
Item 2 - Offset Press at \$51,000.00

Funding for this purpose is available partly from the Printing Branch Equipment Replacement Fund and partly from the Printing Branch Reserve.

I therefore RECOMMEND:

Replacing the existing Perforator and Offset Press at an estimated total cost of \$54,000, with funds to be provided as follows:

\$24,000 from the Printing Branch Equipment Replacement Fund.  
\$30,000 from the Printing Branch Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

Cont'd . . .

3. Revised Schedule of Rates for Refuse By-law

The City Engineer reports as follows:

"The rates currently being charged for collection, and disposal of refuse (By-law 4531), were last adjusted effective November 1, 1975, and 1 January, 1976 respectively. A current review indicates that revisions are required for certain of the charges because of increased costs. An explanation of rate changes or additions is included in this report.

It is therefore proposed that the following changes be made to the Refuse By-law rate structure, effective 1 July, 1977:

SCHEDULE "A" - Rates for Disposal of Refuse

DISPOSAL OF REFUSE

	<u>Present Rate</u>	<u>Proposed Rate 1 July, 1977</u>	<u>Increase</u>
Loads of 500 lbs. or less	\$0.75	\$0.75	-
Loads over 500 lbs., and less than 1,000 lbs.	\$1.50	\$2.00	\$0.50
Loads over 1,000 lbs., and less than 2,000 lbs.	\$3.00	\$4.00	\$1.00
Loads 2,000 lbs. or greater, each 1,000 lbs. or portion thereof	\$1.70	\$2.40	\$0.70
Any semi-trailer with a wheel base longer than 33 feet-each load	-	\$35.00	(new rate)

Explanation of Rate Change

Disposal Charges

- (a) It is necessary to revise the present disposal charges because of increased costs resulting from inflation and additional operating cost from increased requirements of the Provincial Pollution Control Branch. The City operates the landfill under a temporary permit issued by the Pollution Control Branch, this permit expires on 31 December, 1977 and the conditions of a new permit are currently being discussed with Provincial Officials. The terms of the new permit, while not yet finalized, will likely add further to the cost of operating this disposal site and be reflected by increased charges in the future.
- (b) The charge for disposal of a small quantity of refuse, ie. 500 pounds or less which includes the majority of citizens who bring material to the disposal site in their cars, has not been increased. This enables those who wish to dispose of small quantities an opportunity to do so at a reasonable cost.
- (c) The Royalty paid to the Municipality of Delta is also included in the disposal charges. This royalty is increased by 5% per year over the life of the 20 year operating contract between the City and Delta.
- (d) A new flat charge for disposal of a semi-trailer load is included in the schedule of charges. The load on a semi-trailer with a wheel base greater than 33 feet cannot be weighed in one operation because the scale platform is not long enough to accommodate this length of vehicle. Until recently the method of determining the load on a long semi-trailer was to weight the appropriate axles and add these weights together to obtain the total. The Federal Department of Weights and Measures has advised that this is no longer acceptable and the City must either install larger scale platforms, or have the driver separate the tractor from the trailer in order that the trailer load may be weighed by itself. The former solution requires a substantial capital expenditure, while the latter involves considerable delay on the part of the trucker and holds up other vehicles waiting to weigh in.

It is proposed to provide for a flat rate disposal charge for those semi-trailer vehicles which are too long to be accommodated on the scale platforms. The axles weighing method will be continued in order to maintain weight records of incoming refuse, however the flat charge removes the method of charging from the jurisdiction of the Department of Weights and Measures. The \$35.00 flat rate is an estimate of the average charge for these large loads.

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Clause #3 continued:

SCHEDULE "B" - Rates for Collection of Refuse

RECEPTACLES OR CANS

	<u>Present Rate</u>	<u>Proposed Rate</u>	<u>Increase</u>
<b>A. Dwelling</b>			
1. First two receptacles per weekly collection	no charge	no charge	-
2. Each receptacle additional to (1), no carryout, cash paid to driver	\$0.50	\$0.50	-
3. Each receptacle additional to (1) no carryout, charge accounts	0.40	0.45	\$0.05
4. Each receptacle additional to (1) with carryout	0.60	0.65	0.05
<b>B. All premises other than a Dwelling</b>			
<b>1. Dayshift</b>			
<b>(a) Non-carryout</b>			
i. Charge Accounts, each receptacle	0.40	0.45	0.05
ii. Cash paid to driver 3 receptacles or more	0.50 each	0.50 each	-
iii. Minimum cash payment	1.50	1.50	-
<b>(b) Carryout</b>			
i. Charge accounts, each receptacle	0.60	0.65	0.05
ii. Cash paid to driver 2 receptacles or more	0.70 each	0.75 each	0.05
iii. Minimum cash payment	1.50	1.50	-
<b>(c) Nightshift area, each receptacle, cash or charge</b>			
	1.75	1.75	-
<b>2. Nightshift</b>			
<b>(a) Non-carryout</b>			
i. Charge accounts each receptacle	0.60	0.65	0.05
ii. Cash paid to driver 2 receptacles or more	0.70 each	0.75 each	0.05
iii. Minimum cash payment	1.50	1.50	-
<b>(b) Carryout</b>			
i. Charge accounts each receptacle	0.80	0.85	0.05
ii. Cash paid to driver 2 receptacles or more	0.90 each	1.00 each	0.10
iii. Minimum cash payment	1.50	1.50	-

Explanation of Rate Change

Rates for Collection

The net increase in collection costs can be attributed to the general inflation of the relevant cost of wages and equipment rental, plus the increased expense for disposal.

Cont'd . . .

Clause #3 continued:CITY CONTAINERS (1,2 and 3 cubic yard)

	<u>Size</u>	<u>Present Rate</u>	<u>Proposed Rate</u>	<u>Increase</u>
A. Minimum monthly charge including one call per month	1 cu. yd.	\$18.15	\$18.15	-
	2 cu. yd.	\$20.30	\$20.80	\$0.50
	3 cu. yd.	\$22.25	\$22.50	\$0.25
B. Charge for each additional call per month	1 cu. yd.	\$6.00	\$6.00	-
	2 cu. yd.	\$7.00	\$7.50	\$0.50
	3 cu. yd.	\$8.00	\$8.25	\$0.25

Explanation of Rate ChangeCity Containers

Containerized collection charges have been modestly increased in the dumping charges for 2 cubic yard and 3 cubic yard containers only by 50 cents and 25 cents respectively. The increase shown for "Minimum monthly charge including one call per month" which is the cost of providing the City container and dumping it once per month, is the increased cost of dumping only for the applicable size of container. The charge for providing the City container has not been increased.

The City Engineer RECOMMENDS that:

- (a) The above schedule of Refuse By-law rate changes be approved, effective 1 July, 1977.
- (b) The Director of Legal Services prepare the necessary by-law."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

4. Investment Matters (Various Funds) April, 1977

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of April 1977.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 19771. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annu Yiel</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
April 1	Bank of Nova Scotia	Apr. 6/77	\$ 2,001,986.30	\$ 2,000,000.00	5	7.
4	Royal Bank of Canada	Apr. 5/77	1,500,287.67	1,500,000.00	1	7.
5	Mercantile Bank of Canada	Apr.26/77	1,004,401.37	1,000,000.00	21	7.6
6	Canadian Imperial Bank of Commerce	Apr.27/77	1,506,576.16	1,500,000.00	21	7.6
12	Bank of Nova Scotia	Apr.15/77	1,000,595.89	1,000,000.00	3	7.
14	Bank of British Columbia	Apr.15/77	500,102.74	500,000.00	1	7.5
15	Greater Vancouver Water District	Apr.28/77	1,000,000.00	997,265.04	13	7.
15	Bank of British Columbia	Aug.15/77	513,085.75	500,000.00	122	7.8
18	Bank of British Columbia	Aug.15/77	2,564,064.38	2,500,000.00	119	7.8
27	Bank of British Columbia	Aug.15/77	2,047,375.34	2,000,000.00	110	7.8
28	Bank of British Columbia	Aug.15/77	3,581,839.59	3,500,000.00	109	7.8
29	Bank of Montreal	May 18/77	1,003,982.19	1,000,000.00	19	7.6
29	Government of Canada/B.C. Hydro & Power Authority	May 4/77	2,002,095.89	2,000,000.00	5	7.6
			<u>\$20,226,393.27</u>	<u>\$19,997,265.04</u>		

Cont'd . .



Manager's Report, May 20, 1977 . . . . . (FINANCE: A-7 - 5)

Clause #4 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
April 6	City of Vancouver	6.00% June 15/80	\$ 1,000.00	93.65	\$ 936.50	3/2	8.3
7	City of Vancouver	10.0% Dec. 16/94	50,000.00	102.06	51,030.00	17/8	9.75
7	City of Vancouver	6.00% June 15/80	2,000.00	93.50	1,870.00	3/2	8.3
13	City of Vancouver	5.00% May 1/78	5,000.00	97.12	4,856.00	1/1	7.9
13	City of Vancouver	9.25% Sept. 1/90	25,000.00	97.375	24,343.75	13/5	9.6
15	City of Vancouver	6.25% Apr. 15/80	1,000.00	94.53	945.30	3/-	8.35
			<u>84,000.00</u>		<u>83,981.55</u>		

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Days</u>	<u>Yield %</u>
<u>Chartered Bank Deposit Receipts &amp; Government Notes</u>						
April 15	Royal Bank of Canada	Apr.18/77	\$ 450,258.90	\$ 450,000.00	3	7.00
15	B.C. Hydro & Power Authority	Apr.29/77	501,152.74	500,000.00	11	7.65
			<u>951,411.64</u>	<u>950,000.00</u>		
			<u>\$ 1,035,411.64</u>	<u>\$ 1,033,981.55</u>		

3. CEMETERY CARE FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs.Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
April 15	City of Vancouver	5.5% Nov.15/78	\$ 2,000.00	96.125	\$ 1,922.50	1/7	8.15
15	City of Vancouver	5.5% Mar. 1/79	1,000.00	94.875	948.75	1/10	8.50
			<u>\$ 3,000.00</u>		<u>\$ 2,871.25</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1977.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$ 63,415,293.96</u>	<u>\$ 61,555,277.98"</u>

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

5. 1977 Interim Funding Request - Vancouver City Planning Commission

The Director of Finance reports as follows:

"The Vancouver City Planning Commission has submitted an interim operating budget for 1977, and has requested funding by the City in the amount of \$22,748. The following is the detail, by category, of the proposed expenditures, together with the 1976 appropriations and actual expenditures.

Cont'd . . .

Clause #5 continued:

Category of Expenditure	1976		1977 Request	Amount by which 1977 Request Exceeds 1976 Actual Expenditure
	Appropriation	Actual Expenditure		
	\$	\$	\$	\$
Office supplies and services	2,000	966	3,000	2,034
Workshops, Seminars and				
Conference expenses	2,500	1,527	2,500	973
Public Meetings	1,000	553	2,000	1,447
Refreshments for regular and				
special meetings	1,750	952	2,000	1,048
Grant to Composite Committee	2,500	2,500	2,500	-
Honorarium to Executive				
Co-ordinator	<u>13,224</u>	<u>13,224</u>	<u>14,000</u>	<u>776</u> (6%)
Total	<u>\$22,974</u>	<u>\$19,722</u>	\$26,000	\$6,278
Less uncommitted and unexpended				
balance at end of 1976 fiscal year			<u>3,252</u>	
Total Funds Requested of City in 1977			<u>\$22,748</u>	

The details of the previous years' expenditures have been reviewed by the Comptroller of Budgets & Research and are on file in that office.

The foregoing does not include the cost of secretarial staff. This staff, although devoted entirely to the Vancouver City Planning Commission, is funded in the budget of the Planning Department, as follows:

	1976 Expenditure	1977 Budget
	\$	\$
Clerk-Steno III (established by resolution of Council, Aug. 10, 1972)	11,340	11,340
Temporary Help	215	815
Fringe benefits	<u>1,371</u>	<u>1,410</u>
Total Clerical Support Staff	<u>\$12,926</u>	<u>\$13,565</u>

Total 1977 Direct City Costs of Vancouver City Planning Commission as detailed herein:

V.C.P.C. Request	\$26,000
Support Staff funded in Planning Department	<u>13,565</u>
	<u>\$39,565</u>

The Director of Finance brings to Council attention that the request of the V.C.P.C. is for an interim budget and the budget will be subject to a further report when the Commission reports on its work plan for 1977. It is also noted that the Commission underspent their previous year budget by \$3,252. Accordingly, it is RECOMMENDED that, if Council approve funding for the Vancouver City Planning Commission for 1977, the interim budget be approved at the 1976 level of \$22,974 and be subject to further report back at the time of presentation of the 1977 work plan. The impact of this recommendation would be an expenditure of \$22,974 less unexpended funds from the previous year of \$3,252, for a net cost of \$19,722.

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

A-9

MANAGER'S REPORT, MAY 20, 1977 . . . . . (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Water Lot Lease - Rental Review  
LaFarge Concrete

The Supervisor of Properties reports as follows:

"City Council on October 19, 1971, authorized the City Engineer, Director of Legal Services and the Supervisor of Properties to enter into various agreements with Deeks-McBride (LaFarge Concrete Ltd.) in order to resolve the protracted negotiations relative to the Columbia-Quebec Connector.

One of the seven (7) Agreements authorized was for the City to lease to LaFarge Concrete Ltd. a water area West of this company's property, approximately 500 ft. X 175 ft. for berthing of barges. The term is for twenty (20) years with a right of renewal for a further term of twenty years. The rental is to be reviewed every five years and the first review date of the rental was established at October 25, 1976.

Negotiations with representatives of LaFarge Concrete Ltd. respecting rental review have been in progress since September 1976. This extraordinarily long negotiation period has been required due to the lack of comparable rentals and the company's resistance to any substantial increase in rental. This lease agreement provides for arbitration of the rental if the two parties fail to agree on the amount. To this end the company obtained an independent appraisal confirming that the rentals should only increase marginally if at all. This appraisal and the resulting additional negotiations further delayed this matter.

The present annual rental is based on a rate of 5½¢ per square foot for the 88,054 square feet occupied resulting in an annual rental of \$4,828.56.

Mr. McGinn of LaFarge has now agreed to accept a revised rental of \$17,610.00 per annum which amount reflects a 20¢ per square foot rate.

This increase is considered satisfactory and representative of other City leases of comparable water area.

It is recommended that the Supervisor of Properties be authorized to increase the rent to LaFarge Concrete Ltd. for a portion of Lot "A", D.L. 2037 and 2064 Plan #5568 to \$17,610.00 per annum for the five-year review period commencing October 26, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, MAY 20, 1977 . . . . . (PROPERTIES: A9-2)

2. Sale of 16' strip of City-owned land  
North side of 37th Avenue west of Sherbrooke

The Supervisor of Properties reports as follows:

"On September 26, 1972, Council resolved to widen 37th Avenue between Inverness and Fraser Streets and to sell the 16 foot surplus portions of the City-owned properties not required for road purposes to the abutting owners for consolidation with their own lots for the nominal sum of \$100 plus survey costs, registration fees, etc. This action was confirmed on December 17, 1974 and to date six owners have taken advantage of the opportunity.

An offer has been received to purchase the north 16 feet of City-owned Lot 19, Block 16, D.L. 668-670, Plan 1369 situated on the north side of 37th Avenue between Sherbrooke and Ross Streets from the owners of abutting lot 20, who have agreed to dedicate the westerly two feet of their property required by the City Engineer for lane purposes. The City will prepare the plan of subdivision to consolidate the 16 foot strip with Lot 20 and dedicating the westerly two feet for lane purposes.

It is therefore recommended that the north 16' of Lot 19 exc. the west 2 feet, Block 16, D.L. 668-670, Plan 1369 be sold to the owners of Lot 20, Block 16 D.L. 668-670 subject to the following conditions.

- A. The purchaser to pay the purchase price of \$100 plus \$200 to cover registration and administration fees and a portion of the survey costs.
- B. The City to prepare the subdivision plan and the deed of land; any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchasers.
- C. Purchasers to pay proportionate share of 1977 property taxes on Lot 19 from the date of Council approval of sale.

Balance of Lot 19 will be dedicated for road purposes on the plan of subdivision. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Proposed Demolition of 5512 Tyne Street

The Supervisor of Properties reports as follows:

"The assembly of lands by the City within the boundaries of Tyne, Euclid, Melbourne and Foster Streets to create a site for family housing was completed some time ago and City Council on August 12, 1976 approved a rezoning of this site to CD-1 to provide for this undertaking. On December 2, 1976 Council approved a recommendation of the Standing Committee on Housing and Environment that The Greater Vancouver Housing Corporation be requested to develop this site for family housing and they are currently involved in the planning of this project.

Cont'd.....

MANAGER'S REPORT, MAY 20, 1977 . . . . . (PROPERTIES: A9-3)

Clause #3 continued:

One of the properties purchased for this site is developed with an older type residence known as 5512 Tyne Street. It has been rented on a month to month basis pending a final decision on the disposition of the site. The current tenant has advised the Supervisor of Properties that he has obtained facilities in a low cost housing project and is vacating the City house on or before May 31, 1977. This is a most appropriate time for this to occur and the Supervisor of Properties requests authority to arrange for the demolition of the house and consolidate the site for the Housing Project. The Heritage Group have been advised of this proposal and have no objections to this undertaking.

It is therefore recommended that the Supervisor of Properties be authorized to call for tenders for the demolition of 5512 Tyne Street in the normal manner, with the costs of demolition to be charged to the P.E.F. account #5927/9820."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rent Abatement - Fire Damaged Rooms  
889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541 was acquired by the City for the Property Endowment Fund. This property is located next to the Orpheum Theatre and consists of a three storey non-basement frame building.

The main floor (street level) is leased for a club premises and the second and third floors are leased for a hotel/rooming house. The building is sprinklered for fire protection.

On February 27, 1977, a fire occurred in a light well which resulted in two rooms on the second floor and two rooms on the third floor being badly damaged. Two additional rooms on the second floor were water damaged and could not be immediately re-occupied. Subsequently, the premises were inspected by the Health Department who suggested that consideration be given to covering and sealing off the windows and to padlocking the doors to prevent re-occupation of the rooms. The four rooms are below standard, being "inside rooms" with windows opening into an inadequate window well which faces the walls of the Orpheum Theatre.

The permanent loss of the four fire-damaged rooms was discussed with the lessee who agreed to allow the City to padlock and seal off the rooms. The present basic rental for the hotel/rooming house is \$900.00 a month. To compensate the lessee for loss of rental income for the four rooms, a rental reduction to \$735.00 a month as of March 1, 1977, after taking into consideration the lessee's fixed costs to operate the premises, was considered fair and reasonable. In addition, a rent credit in the amount of \$36.00 per room per month for the temporary loss of the two water damaged rooms for two months until repairs could be completed is reasonable. The lessee has agreed to pay this adjusted rental.

Cont'd.....

MANAGER'S REPORT, MAY 20, 1977. . . . . (PROPERTIES:A9-4)

Clause #4 continued:

Recommendation:

That the rent for the hotel/rooming house at 889 Seymour Street be reduced from \$900.00 a month to \$735.00 a month effective March 1, 1977, subject to the four fire-damaged rooms being sealed off and padlocked by the City and a total credit of \$144.00 for two months be allowed for the temporary loss of income for the two water damaged rooms."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 106

MANAGER'S REPORT

B

May 19th, 1977

TO: Vancouver City Council

SUBJECT: Federal Grant - Fishermen's Market

CLASSIFICATION: **RECOMMENDATION**

City Council on May 10th, 1977 was advised that the Federal Government had announced a grant of \$400,000\* towards the Fishermen's retail market in Gastown. In order to complete the project by July 1st to be of advantage in 1977, City Council on May 10th passed the following motion:

"That Council proceed with the establishment of a Fishermen's retail market in Gastown, and the City Manager be authorized to award a contract in this regard for a sum not to exceed \$450,000\* being the amount granted by the Federal Government."

\*The actual amount granted by the Federal Government was \$400,000, not \$450,000 as stated in the Resolution. The estimated cost of the project is \$400,000.

The City Manager, in accordance with Council's instructions of May 10th, 1977 has approved the awarding of a management contract. The urgency of issuing the contract was due to the necessity of securing certain materials immediately, in order to meet the tight construction schedule required to complete the project.

A review of the information received from the Federal Government to date has indicated a problem regarding the financing of the proposal, in that there are certain conditions attached to the Federal grant which are stated as follows:

'Therefore it shall be a condition of the Federal grant to the Fishermen's Market that there be negotiated with the City and the NHB an agreement that they support the establishment of the Farmer's and Craft Market on Granville Island, and further, that they undertake to do whatever is in their respective power to avoid competition or conflict between the two markets.'

The above condition is the result of the Federal Government's desire not to fund competing markets within the City and, more specifically, the Granville Island redevelopment plans which include a proposed Farmer's and Craft Market.

Director of Finance

The Director of Finance advises that, pending an agreement with the Federal Government that would satisfy the conditions as stated above, it will be necessary to reserve City funds on an interim basis. The City cannot enter into a contract unless there are authorized funds provided and, since the Federal Government grant is conditional, City funds will be required to be set aside. It is noted that meetings have been held at the staff level with the Federal Government and a draft agreement has been prepared which is forwarded with this report. The Director of Finance recommends that the source of the interim financing of \$400,000 be Revenue Surplus.

Ratification of Actions by City Manager

As stated previously, Council authorized the City Manager to enter into a contract for construction of the Fishermen's Market. Several problems arose in working towards the contract. However, to avoid delay in the tightly scheduled project, the City Manager took the following steps:

- (1) Signed a management contract recommended by the City Architect

May 19th, 1977

in order to proceed with the essential steps which control the completion date of the project. This, in effect, resulted in the City committing funds prior to the finalization of the grant details.

- (2) Requested the Director of Finance to prepare a report for the May 24 Council meeting recommending that an interim allocation of funds be provided to proceed with the project prior to reaching agreement on the conditions of the grant with the Federal Government and the NHB. This has been done and is included in the previous section of this report.
- (3) Met with the local Federal representative, Legal Department, Planning Department and the Finance Department regarding the conditions of the grant. That meeting resulted in a draft agreement being prepared that was acceptable to the local Federal Government representative, and he has agreed that he will recommend the agreement to Ottawa. The major aspects of this agreement are:
  - a) General agreement by the City insofar as it is within its power to avoid competition between the Gastown Fishermen's Market and the Granville Island Market.
  - b) Limitations on the type of goods to be sold at the Gastown Fishermen's Market to achieve complementary operation of the Gastown and Granville Island Markets.
  - c) City acceptance in principle insofar as it is legally possible, of a Farmer's and Crafts Market operation on Granville Island.
- (4) Obtained approval from the NHB for the City to enter onto their lands for purposes of constructing the market, subject to certain conditions which are still being negotiated.

#### Comments:

Council should be aware that:

- a) The Gastown Market is an interim arrangement and under the present arrangements **may** only be in operation until December 31st, 1978.
- b) **An attached memorandum from the Mayor suggests modifications to the agreement.**

#### Recommendation

The City Manager RECOMMENDS as follows:

1. That the amount of \$400,000 be allocated from Revenue Surplus pending the approval of an agreement between the City of Vancouver, the Federal Government and the NHB that will satisfy the conditions as laid out by the Federal Government for the proposed Fishermen's Market. The funds are to be returned to Revenue Surplus when the agreement is signed.
2. That the Council ratify the actions of the City Manager as stated in the report.
3. That Council approve in general the terms of the attached proposed agreement between the City, the National Harbours Board and the Minister of State for Urban Affairs, with the final agreement to be acceptable to the Director of Legal Services **and including the modifications suggested by the Mayor in the attached memorandum.**

FOR COUNCIL ACTION SEE PAGE(S) 107



MANAGER'S REPORT

May 19, 1977

TO: Vancouver City Council

SUBJECT: Queen Elizabeth Theatre Restaurant

CLASSIFICATION: RECOMMENDATION

On April 21, 1977, Council resolved:

"THAT the lease for the Queen Elizabeth Theatre restaurant be awarded to Mr. "Niki" Wisniewski."

In accordance with the terms of the tender call, this Council resolution was not a contractual commitment but an approval in principle subject to negotiation of acceptable lease terms with City officials. The following conclusions have been agreed to after extensive discussions:

1. Wholly at his own expense, the lessee shall carry out a general refurbishing of the restaurant and banquet room. He shall also be responsible for the installation of a sign for the restaurant, provided however, the sign must first be approved by the Urban Design Panel and the Auditorium Board.
2. The City shall carry out the following work at City cost:
  - a) supply an ice-maker for the kitchen at an approximate cost of \$8,000.
  - b) paint the kitchen at an approximate cost of \$1,000.
  - c) overhaul the kitchen equipment at an approximate cost of \$2,000.
  - d) replace patio furniture at an approximate cost of \$10,000.
3. In the lobby area, the parties shall change the door, construct a partition wall, and install drapes and carpeting at an approximate cost of \$5,000; the City shall bear one-half of the cost of this work to a maximum of \$2,500 and the lessee shall bear the balance.
4. The City shall be responsible for 50% of the cost of the following improvements to the building which will be of mutual benefit:
  - a) installation of wiring and lighting fixtures in the lobby, restaurant and patio area including wiring for a barbecue at an approximate cost of \$5,000.
  - b) installation of an entrance canopy at an approximate cost of \$1,500.
  - c) installation of a patio canopy at a maximum cost of \$20,000.
  - d) the services of a mutually acceptable consultant retained to design the renovations and improvements at an approximate cost of \$8,000.
5. The City shall underwrite all shared costs; the lessee to reimburse the City either upon completion of the work or by incorporation of an additional charge in the lease to amortize the lessee's share in a manner acceptable to the Director of Finance.
6. The term of the lease to be three years with the lessee having the option to renew for a further three years. Fixed monthly rental payments will apply over the initial three years; the City to have the option of either fixed rental payments or 10% of the gross sales during the second three-year portion, as previously reported to Council.

-2-

As noted to Council on April 21, most of the bidders noted a deficiency in the air conditioning. Your officials were unable to resolve the question of which party should be responsible for this \$26,000 item. Mr. Wisniewski feels the City should absorb the entire cost.

The Administrative Analyst RECOMMENDS Council require that one-half the cost of air conditioning be amortized into the lease payments over a fifteen-year term, to the satisfaction of the Director of Finance.

The Theatre Manager RECOMMENDS that the City be wholly responsible for the installation of air conditioning.

#### SUMMARY

Renovations to the restaurant requiring a total appropriation of \$86,500 of City funds are necessary, \$19,750 of which will be recovered from the lessee either directly or by incorporation of an additional charge in the lease. If Council accepts the recommendation of the Administrative Analyst, a portion of the cost of air conditioning will also be recovered in the current lease.

The City Manager RECOMMENDS that \$86,500 be appropriated from Contingency Reserve for carrying out the aforementioned work in accordance with the above report, and that in accordance with the Administrative Analyst's recommendation, one-half the cost of the air conditioning be amortized into the lease payments over a fifteen year term.

FOR COUNCIL ACTION SEE PAGE(S) 107

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

I

MAY 5, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 5, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin  
Alderman Bellamy  
Alderman Ford  
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Requests for Surplus City Furniture and Equipment

a) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at \$790.00 to Native Counselling & Referral Centre for \$84.53.

Under procedures approved by City Council on April 23, 1975, the Committee has authority to approve the sale of surplus City furniture and equipment to non-profit organizations for \$10.00 or 10% of auction value.

Following discussion, it was

RESOLVED

THAT the request of Native Counselling & Referral Centre for surplus City furniture and equipment valued at \$790.00 be approved and the furniture and equipment be sold to the organization for \$84.53.

b) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended approval of the sale of surplus City furniture and equipment valued at \$1109.00 to the Circle Craft Cooperative for \$118.66.

Following discussion, it was

RESOLVED

THAT the Committee approve the request of the Circle Craft Cooperative for surplus City furniture and equipment valued at \$1109.00 and the furniture and equipment be sold to the organization for \$118.66.

Continued . . . . .

## RECOMMENDATION

### 2. Grandview Youth Recreation Project

The Committee had before it for consideration a Manager's Report dated March 10, 1977 (copy circulated) in which the Superintendent of Parks & Recreation reported on the history of the Grandview Youth Recreation Project which began on November 1, 1973 and has been funded by civic grants administered by the Park Board. The Superintendent of Parks & Recreation recommended continued funding of the program in the amount of \$19,901.00 to allow it to continue operating at its present level from April 1, 1977 to December 31, 1977.

In the report, the Director of Social Planning commented on the program effectiveness and other factors of the program and concurred that Council should continue funding the program.

It was noted in the report the current budget request includes \$667.00 to cover school rentals, and the City Manager recommended approval of funding of \$19,234.00 (\$667.00 less than recommended by the Superintendent of Parks & Recreation).

Representatives of the Park Board and the Social Planning Department appeared before the Committee on this matter, and following brief discussion, it was

#### RECOMMENDED

- A. THAT City Council approve funding of \$19,234.00 for the Grandview Youth Recreation Program for the period April 1 to December 31, 1977, the source of funds being contingency reserve.
- B. THAT Council urge the School Board to permit free use of school facilities for the Grandview Youth Recreation Program.
- C. THAT the Superintendent of Parks & Recreation make application for Canada Assistance Plan cost-sharing for the Grandview Youth Recreation Program.

### 3. Cordova House - Staffing

The Committee had before it for consideration a Manager's Report dated May 5, 1977 (copy circulated) in which the City Administrative Analyst and the Supervisor of Properties proposed an addition to staff and equipment at Cordova House in anticipation of Provincial Government recognition of the type of service delivered at Cordova House.

The report recommended an immediate increase of 7 permanent care workers, a part-time building cleaner, a part-time clerk and purchase of an additional \$1000.00 for medical supplies. Previously, the City agreed to a staff level of 19 persons to operate Cordova House.

Appearing before the Committee on this matter were the Administrative Analyst, the Supervisor of Properties, the Administrator of Cordova House and the Nursing Co-ordinator.

During consideration of this report, there was general agreement that owing to the nature of persons housed at this facility, an increase in the staff level is necessary and that discussions will have to be held with the Provincial Government regarding the final staff level of the facility.

Part Report to Council  
 Standing Committee of Council on Community Services  
 May 5, 1977

(I - 3)

Clause No. 3 Continued

It was noted in the report that the City Manager recommended approval of the additional staff with funding from contingency reserve only as an emergency measure and on the condition that immediate talks be held with the Provincial Government to ask the senior government to assume all costs of this and further staff increases.

Following consideration, it was

RECOMMENDED

A. THAT Council approve the following:

- i) That five Adult Care Workers and two Registered Nurses be added to staff at Cordova House at an annual cost, including fringe benefits, of \$94,700.00; an additional \$43,060.00 in 1977 (at 1976 pay scales).
- ii) That an allowance be made for a Building Cleaner to be hired for Cordova House on a casual basis at an annual cost of \$10,520.00; the cost in 1977 being \$5,260.00.
- iii) That an allowance be made for a permanent part-time (50%) clerical position to be established at Cordova House at an annual cost of \$5,420.00; the cost in 1977 being \$2,710.00.
- iv) That an expenditure of \$1,000.00 be approved for the purchase of such items as oxygen delivery equipment, resuscitator, stethoscope, industrial first aid kits, etc. for Cordova House.

B. THAT approval of the foregoing additional staff and equipment be funded from Contingency Reserve as an emergency measure and that approval is on the understanding that immediate talks are held with the Provincial Government to request it to assume costs of this and any further staff increases.

C. THAT the City Manager report back to the Community Services Committee on the negotiations and the status of Cordova House by October 1, 1977, including consideration at that time of reducing the number of tenants with severe problems, if adequate supervision cannot be funded.

4. Victory Hotel - Verbal Report

A member of the Social Planning Department staff appeared before the Committee and reported that St. James Social Service, housed in the Victory Hotel, may be forced to close if an operating subsidy of approximately \$1000.00 per month cannot be obtained.

The Social Planning Department representative was instructed by the Chairman to prepare a report to the Committee on the subsidy required for the continued operation of this service.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 108

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

II

May 5, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 5, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman  
Alderman Brown  
Alderman Marzari  
Alderman Puil

ABSENT: Alderman Gerard  
Alderman Gibson

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc.

City Council when considering a Manager's report on the results of the Commission of Inquiry on Property Assessment and Taxation in B.C. (McMath Commission) referred the following two items to the Finance Committee for report:

- (i) The matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board.
- (ii) The matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

The Committee considered a Manager's report dated April 12, 1977 (copy circulated) wherein the Director of Finance reported on the Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc., the City of Vancouver's position presented to the Commission, and recommendations of the Commission of Inquiry.

It was reported that it is not yet clear how Bill 31 will affect the exempt status of City-owned property which is occupied for other than municipal purposes and the Committee felt that consideration of this Category should await clarification.

It was noted that a report has been requested on a public-use zoning being created for parks, churches, etc. and the Committee preferred to defer consideration of this Category pending the report.

Following further consideration it was

RECOMMENDED

- A. THAT Council request the Province to continue the exempt status of City-owned property in use for Civic purposes and School Board property in use for school purposes.
- B. THAT Council request the Province to remove the exempt status of all hospitals and provide the required additional financial assistance to hospitals through appropriate increased Provincial grants.

Cont'd . . .

Clause #1 continued:

- C. THAT consideration of the following be deferred:
- (i) Council request the Province to continue the exempt status of City-owned property which is occupied for other than municipal purposes (leased to a second party) at least for those properties leased out for a term of under three years, but preferably for all such properties, with certain exceptions such as False Creek where the City specifically requests taxable status.
  - (ii) Council request the Province to retain the Vancouver Charter provisions providing exempt status for charitable and non-profit organizations, with the exception of senior citizens' housing, which will be considered separately by Council at a later date.
  - (iii) The question of removing the exempt status of universities, colleges, theological colleges, churches, temples and synagogues.

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(At this point in the meeting the Mayor left due to other commitments resulting in loss of a quorum, therefore, the following report from Alderman Brown, Chairman, Alderman Marzari and Alderman Puil is submitted to Council for CONSIDERATION.)

2. Britannia Society \$6,500 - Special Program Allowance

In June, 1975 City Council approved a program expenditure of \$6,500 subject to review in April, 1976 since it is intended to be a continuing program at Britannia. Due to the late opening of the Britannia Centre the review date was extended.

The Committee considered a Manager's report dated April 26, 1977 (copy circulated) wherein the Director of Social Planning requested approval of \$6,500 for Special Program Allowance for 1977 and future inclusion of this item in Britannia's annual budget.

It was noted that community associations usually assume responsibility for funding such program expenditures from internally generated sources and that Britannia had recently raised \$6,200 from a "Las Vegas" night.

Representatives of Britannia reported that the "Las Vegas" night was a joint venture of the Britannia School, Britannia Alumni and the Britannia Society, and the funds did not go a long way as they had to be shared amongst the groups. They felt they would be penalized for raising funds if the Special Program Allowance was subsequently terminated by the City. They added that the "Las Vegas" funds would by no means meet the City's obligations to give leadership to action on unmet social needs in the Grandview-Woodlands and Strathcona communities, the purpose for which the City dollars were granted. It has always been acknowledged that the Britannia Society has the authority and the responsibility to raise funds independently. The Special Program funds are in a form of minimum insurance that gives them some capacity to respond to the community. The funds reflect the City's contribution to Britannia's work and they urged members of the Finance Committee to continue their funding.

Following further discussion it was

RECOMMENDED

THAT the \$6,500 Special Program Allowance for Britannia Society be continued for 1977 as described in the Manager's report of April 26, 1977.

Standing Committee of Council . . . . . II - 3  
 on Finance and Administration  
 May 5, 1977

3. Britannia Community Services Centre -  
 Community Relations Budget

The Committee considered a Manager's report dated April 20, 1977 (copy circulated) on the Britannia Community Services Centre's request that their Community Relations Budget be funded at an increase from the current approved level of \$4,900 to \$11,800 annually and that it be included in the Society's annual operating budget in future years.

1977 Proposed Budget

(a) Newsletter and program directory:	
4 @ \$1,400 = \$5,600	
2 @ \$1,100 = \$2,200	= \$7,800.00
(b) Site Guide and information pamphlet	= 500.00
(c) Commercial advertising and printing for pool and rink	= 3,000.00
(d) Community involvement & elections	= 500.00
	<u>\$11,800.00</u>

It was noted that other community centre associations pay for similar community relations costs out of their own resources and that Britannia Community Services now has the capability of generating such funds.

In connection with the advertising of rinks and pools it was reported that use patterns show these facilities are used by people from other areas of the City, there is a large amount of cross-usage. The Committee felt advertising for rinks and pools should be part of the Park Board advertising.

Following further discussion it was

RECOMMENDED

THAT City Council approve an amount of \$8,800 for the continuance of a Community Relations Budget at the Britannia Community Services Centre not to include ice rink and pool advertising.

4. Budget for Interim Cultural Advisory Committee

The Committee considered a Manager's report dated April 26, 1977 (copy circulated) wherein the Director of Social Planning requested \$800 for the Interim Cultural Advisory Committee's work to be added to the Social Planning Department's budget for the following purposes:

Various arts conference fees for members	\$250
Travel and per diem	\$425
Miscellaneous expenses	<u>\$100</u>
	\$800.

It was

RECOMMENDED

THAT City Council approve a budget of \$800 for the Interim Cultural Advisory Committee's work as outlined above.



Standing Committee of Council . . . . . II - 4  
 on Finance and Administration  
 May 5, 1977

5. Her Majesty Queen Elizabeth's Royal Silver Jubilee

A letter dated March 31, 1977 from the Mayor of the Borough of Richmond upon Thames (copy circulated) suggested a contribution of \$600 towards the cost of a plaque in honour of Her Majesty Queen Elizabeth's Royal Silver Jubilee.

It was

RECOMMENDED

THAT the request for \$600 towards a plaque for Her Majesty Queen Elizabeth's Royal Silver Jubilee be turned down.

The meeting adjourned at approximately 4:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 108 & 109



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 12, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 12, 1977 at approximately 1.30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Puil

ABSENT : Alderman Gibson  
Alderman Kennedy

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the status of the following development permit applications:

- (a) DPA #77217 1331 Nelson St. - 3-storey apartment building containing 20 dwg. units - 15 underground parking spaces.
- (b) DPA #77234 1275 W. 6th Ave. - alter existing building for offices with recreation amenity area for adjacent residents 100 parking spaces proposed.
- (c) DPA #77317 5512 Tyne St. - erect 33 unit apartment and townhouse development.
- (d) DPA #77319 3875 W. 2nd Ave. - erect 33 unit townhouse development.
- (e) DPA #77164 1195 W. 8th Ave. - alter and change use of existing warehouse and office building to institutional use (Vancouver Neurological Centre).
- (f) DPA #77435 1725 Wallace - construct 20 unit co-operative housing project.
- (g) DPA #77423 1280 Nicola St. - erect 23 unit 3-storey plus loft apartment.
- (h) DPA #77533 955 Burrard St. (YMCA) add to 4th floor - construct two handball courts.

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-2)

## 2. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated May 9, 1977 from the Zoning Planner forwarding the monthly status report of rezoning applications as of May 5, 1977 (on file in the City Clerk's office).

There was a short discussion on public hearings to be held in the summer months and the Committee agreed that due to the fact that many of the public are away in the months of July and August, Public Hearings should be arranged for Council evenings to consider only non-controversial items.

### RECOMMENDED

THAT the monthly status report of rezoning applications as of May 5, 1977 be received.

## 3. Proposed Consultant Study - King George School Site

The Committee considered an extract of the Minutes of the Vancouver Heritage Advisory Committee meeting of April 12, 1977 (on file in the City Clerk's office) in which the Heritage Committee recommended:

"That the Standing Committee on Planning and Development be requested to commission a consultant to study the King George School site, such study to indicate the physical and economic implications of retaining King George School."

Present for the discussion were Mrs. J. Fleming, Chairman of the Vancouver Heritage Advisory Committee and one of the members, Mr. N. McKenzie.

Mr. McKenzie stated that it is his understanding that the School Board have done an economic study on a development proposal which does not include the retention of King George School. The Heritage Committee feels that there should be a comparative economic study done on a development proposal that retains the building.

Mr. Spaxman noted that the Department could report in a matter of weeks on alternatives for the site and what a consultant would be required to do. The study should cover an approximate six block area surrounding the school.

After discussion the Committee

### RECOMMENDED

THAT this matter be deferred for the Director of Planning, in consultation with the Director of Finance, to meet with School Board staff to prepare an outline of a comparative economic study for the development of the site and surrounding area, retaining King George school, to include terms of reference, costs, possible sharing of costs, timing, etc. for report back in three weeks time.

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-3)

#### 4. The Aquatic Community Study

The Committee considered a report dated April 20, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that the purpose of the report is to advise Council of the L.I.P.-funded research study originally entitled "Houseboats on the Waterfront". The project was started February 1, 1977 and would be completed by the end of July 1977. The study involves past controversies over proper use and control over waters adjacent to the City including False Creek and Coal Harbour, and includes surveying existing literature, a physical count of existing float homes and float home marinas, written and personal contacts with persons and organizations interested in the waterfront, a socio-economics survey of current water dwellers and a float home attitude survey of land dwellers.

An informational brochure (on file in the City Clerk's office) will be circulated to interested persons and groups in the City requesting comments on the following issues:

- (1) What is a float home?
- (2) Jurisdictional overlap.
- (3) Taxation.
- (4) Who would choose to live on a float home?
- (5) Areas needing standardization.
- (6) Should float homes be permitted on the Vancouver waterfront? And if so, where?

#### RECOMMENDED

THAT the report of the City Manager dated April 20, 1977 be received.

#### 5. Status Report on Government Assisted Housing in the City of Vancouver

The Committee considered a report dated May 4, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning provides a summary of Government assisted activities indicating that a total number of 2215 units sponsored by non-private agencies and 2213 units sponsored by the City of Vancouver are either completed, under construction or in the planning/seeking approval stage. Of the total of 4378 units 1670-1693 are for families, 1921-1925 are for seniors and 764-783 are for other housing. There are a total of 2350 units initiated by the private market under the Assisted Rental and Assisted Home Ownership Programs. Of this total 311 units are two to three bedroom family accommodation and 2039 units are adult bachelor/one bedroom accommodation.

The report noted that an analysis of the 2056 units proposed for development under the Federal/Provincial Assisted Rental Program has been completed. Under this program developers receive loans to help bring monthly rent payments in line with other existing market rental units. The ARP Program has attracted strong response from developers and investors wishing to use tax shelter provisions. Only 8.5% of the proposed 2056 units are two to

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-4)

Clause #5 continued:

three bedroom family units and the B.C. Housing Management Commission is arranging with developers to rent a portion (not exceeding 25% of unit in a development) of the two to three bedroom units to families with children on a rent to income basis.

Ms. A. McAfee, Housing Planner advised that if the Federal Government alters the Tax Act the amount of A.R.P. units being constructed will be reduced.

The Chairman stated that the City of Vancouver has to formulate its own housing goals and priorities and discuss with the Federal Government, programs that would be necessary to make the goals work and how much money would be needed to accomplish the goals. Mr. R. Youngberg, Assistant Director, Area Planning stated that under the Residential Rehabilitation Assistance Program money is available to improve housing rather than removing good housing and replacing it with more expensive housing.

The Chairman noted that Planning staff are preparing a report on what has happened in the Assisted Housing field, including A.R.P., the type of people we are trying to house, etc. A report is also being prepared with recommendations for the Residential Rehabilitation Assistance Program.

RECOMMENDED

THAT the report of the City Manager dated May 4, 1977 be received.

6. Guidelines for Multi-Family Housing

The Committee considered a report dated April 25, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that in October 1975 the City Department of Housing initiated a proposal call for projects suitable for housing families with children. During the following five months 200 units were submitted for 3-storey apartment buildings. C.M.H.C., the Provincial Department of Housing and the City Planning Department expressed concern that the proposed housing was not suitable for families. In April 1976 Council authorised the City Manager to retain a consultant architect to prepare criteria and guidelines for family housing. It was subsequently agreed that the Planning Department would prepare a first draft of the Guidelines for Family Housing with densities in excess of 25 units per acre.

The multi-family housing study is designed to serve several purposes:

- Increase our awareness of the impact of housing people in multi-family accommodation.
- Provide a basis for a clearer assessment of the types of multiple housing environments the City is willing to encourage in the future.
- Provide a document to assist both in-house staff charged with assessing development proposals and developers proposing to construct multi-family housing to better understand user expectations.
- Provide a basis for assessing, and if necessary, revising zoning standards to better respond to multi-family housing needs in Vancouver.

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-5)

Clause #6 continued:

The first drafts of the guidelines have generated considerable interest and encouragement from senior levels of government and the Federation of Canadian Municipalities has granted \$15,720 to the City of Vancouver. The Planning Department has agreed with the Federation to use the grant to

- Distribute the draft guidelines for comment and provision to a variety of persons knowledgeable in the field of housing, particularly with respect to the needs of families with children.
- Assess several recently completed higher density projects in Vancouver to compare guideline recommendations with living experiences.
- Review several projects with respect to the cost implications of recommended and alternate designs and facility proposals.

It is expected that the revised multi-family guidelines will be available by October 1977 for use by staff and persons developing multi-family housing in the City.

RECOMMENDED

THAT the report of the City Manager dated April 25, 1977 be received.

CONSIDERATION & RECOMMENDATION

7. Amendment of the Salish Park Agreement and Musqueam Overall Planning Committee

The Committee considered a report of the City Manager dated May 3, 1977 (copy circulated).

At its meeting on January 27, 1977, the Committee made recommendations concerning the amendment of the Salish Park Agreement and the formation of the Musqueam Overall Planning Committee. City Council approved these recommendations on February 8, 1977.

On March 17, 1977, the Director of Planning received a letter from Chief Delbert Guerin and Councillor Robert Guerin stating that the report of the Standing Committee did not accurately reflect the Band's concerns.

On April 18, 1977, a meeting was held between Ald. Brown, representatives of the Law and Planning Departments and a representative of Musqueam Indian Band Council to clarify the points of disagreement between the Band and the City and develop a means of resolving them.

It was agreed that the Band would draft a new letter clearly specifying the wording changes they desired in the Council resolutions.

The Planning Department feels that the following recommendations are consistent with the intent of the original sub-committee recommendations and help to clarify the relationship between the City and the Band.

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-6)

Clause #7 continued:

The Director of Planning recommends that the Council resolutions of February 8, 1977 be changed to read:

- A. THAT the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan #143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities, on the understanding that:
  - (i) The Council of the Band is prepared to provide that access and use of the park facility be available to the residents of the Salish Subdivision.
  - (ii) That citizens of the City of Vancouver will have access to the park facility for sports activities organized mutually between the Musqueam Recreation Commission and other recreation associations.
  - (iii) The park facility will be under the jurisdiction of the Musqueam Indian Band Council, who will receive recommendations from the Musqueam Recreation Commission on the administration of the park facility. The Commission will be constituted to include one representative of Salish Subdivision, one representative of the Vancouver Parks Board, but the majority of the members will be from the Musqueam Indian Band.
- B. THAT the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets 'SKL-SK13 by Hamilton Doyle and Associates, Architects' and dated April 15th, 1976 (on file in the Planning Department).
- C. THAT the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary the the Director of Legal Services be authorized to amend the July 4th, 1970 agreement between the City and Crown Federal to reflect any such change.
- D. THAT the Director of Legal Services be instructed to initiate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November 1973.
- E. THAT a Musqueam Overall Advisory Committee, consisting of representatives of the Musqueam Indian Band Chief and Council, residents of Salish Park subdivision, City Council and appropriate civic staff, be formed to discuss and make recommendations on matters of mutual concern to the City and the Musqueam Indian Band, including the Band's overall development plans for the entire Musqueam area.
- F. THAT the City Engineer be requested to discuss any local traffic matters or requests for further access to the Subdivision with the Salish Park Residents' Committee for report to the Standing Committee on Transportation."

The City Manager submitted Recommendations A and E for the Consideration of the Committee. If A and E are approved by the Committee, the City Manager recommended approval of the other recommendations of the Director of Planning.

Mr. R. Guerin, Musqueam Indian Band and Dr. W. Morgan, Salish Park Residents Committee were present for the discussion.

Continued.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-7)

Clause #7 continued:

The Committee discussed the question of the word "free" being deleted from the recommendation. Mr. Guerin advised that if there is to be joint use of the facilities, the Band feels the people who use the facility should pay for it. The Committee requested that the Band provide further information on what charges they would be levying on the residents of Salish Park for the use of the soccer pitch or lacrosse box. If additional facilities were constructed and financed by the Band it would seem reasonable to charge people who use the facility, but questioned whether all the residents of Salish Park should be expected to pay.

The Committee agreed that recommendation A(i) should be amended to state "open access and use".

A member of the Committee felt that if the park facility was under the jurisdiction of the Musqueam Indian Band Council, they would have a majority and there would be no control over what was developed.

Dr. Morgan advised that the Salish Park Residents Committee had not been informed of all the wording changes and he could not give an opinion for the residents on the matter of a levy being charged for the park facility. He did agree to the wording change from Musqueam Overall Planning Committee to Musqueam Overall Advisory Committee.

CONSIDERATION

After considerable discussion the Committee agreed the recommendations should go forward to Council for CONSIDERATION and the residents be allowed to appear as a delegation with respect to the charges that the Musqueam Indian Band is proposing to levy on the residents of Salish Park Subdivision.

RECOMMENDATION

THAT this matter be deferred pending the delegation of the Salish Park Residents Committee.

RECOMMENDATION

8. The RT-2 Area South of City Hall: Zoning Report

The Committee considered a report of the City Manager dated April 14, 1977 (copy circulated). In the report the Director of Planning advises that on August 26, 1975 City Council considered rezoning applications for two adjacent properties on the south side of 16th Avenue between Manitoba and Columbia Streets from RT-2 (two family dwelling district) to RM-3 (multiple dwelling district). The Planning Department recommended refusal on the basis that rezoning would create higher bulk and intensity of use in an area currently developed no higher than RT-2 density. Council endorsed the recommendation of the Planning Department but expressed concern that the zoning for the area between Oak and Main, 16th and Broadway, should be examined. The report sets out a physical and social description of the area and outlines the following major issues that exist:

1. Pressures for Redevelopment.
2. Uncertain future plans for institutional uses.
3. Maintenance of buildings.
4. Maintenance of low-moderate income rental accommodation.
5. Heavy through traffic and on-street parking.

Cont'd.....



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 12, 1977 ..... (III-8)

Clause #8 continued:

The report states in part:

"Regarding the current zoning, it appears that there is some pressure in this area for rezoning and some pressure for redevelopment to townhouses. It is generally felt that the area is functioning well at this time. The current residential land use provides a variety of housing units, with a variety in cost and tenure. The existing RT-2 zoning permits the conversion of large, older single family dwellings, and the construction of new duplexes and, as a conditional use, new townhouse development. The RT-2 zoning, is felt to be still suitable for this area as it ensures that the area will not be subject to substantial redevelopment pressure, will ensure that new development is compatible, in terms of density, with existing development while permitting some diversity in land use by allowing townhouses, subject to guidelines established by the Director of Planning."

The Committee

RECOMMENDED

- A. THAT the present RT-2 zoning for the area approximately bounded by Broadway, Main, 16th Avenue and Oak, remain unchanged and that Development Permit Applications be processed in the normal way.
- B. THAT City Council instruct the Director of Planning to approach the appropriate agencies to explore ways and means of initiating a comprehensive plan for the area west of City Hall and to report back to City Council.

The meeting adjourned at approximately 3.30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 1094/10

IV

REPORT TO COUNCIL

FROM ALDERMAN BROWN, CHAIRMAN, AND ALDERMEN MARZARI AND PUIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

May 12, 1977

A meeting of the Standing Committee of Council on Finance and Administration was scheduled for Thursday, May 12, 1977 at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall, however, since a quorum was not present, the following report to Council is submitted by Alderman Brown, Chairman, Aldermen Marzari and Puil for CONSIDERATION.

PRESENT: Alderman Brown, Chairman  
Alderman Marzari  
Alderman Puil

ABSENT: Mayor Volrich  
Alderman Gerard  
Alderman Gibson

COMMITTEE CLERK: G. Barden

1. Joe Fortes Library - Seven-Day Opening

A Manager's report dated April 29, 1977 (copy circulated) was considered on a request from the West End Community Centre Association for \$4,000 to allow the Joe Fortes Library in the West End Community Centre to remain open for four hours each Sunday excluding long weekends from May 1st to September 11, 1977.

Three alternative courses of action were included in the report:

- the Association provide the funding
- close the Library mid-week
- reduced open hours.

Representatives of the West End Community Centre Association stated that Sunday operating hours have proven to be the most active hours of the week based on books per hour circulation figures. They felt this is due to the Library being located on Denman Street which is the main thoroughfare to English Bay and Stanley Park and also because of the many senior citizens and single parent families living in the West End who do not normally take extended summer holidays. They felt closure of the Library on Sunday will definitely reduce the usage of the Community Centre which the Association, the Park Board and the City are trying to increase.

Alderman Ford, representing the Library Board, reported that the Board could not give top priority to the request while other heavily used branches such as Kerrisdale, Oakridge and Dunbar are only open five days a week year round. Also the Board prefers to keep all the branch libraries' hours consistent so that the public will be aware of the hours of operation.

In view of the lack of support from the Library Board the Aldermen did not feel they could recommend the Sunday opening. However, it was felt that the Association should discuss the matter further with the Library Board.

Following further discussion it was

RECOMMENDED

THAT the request for funding to keep the Joe Fortes Library open on Sundays from May 1st to September 11, 1977 not be approved, and further, if the Association wishes to provide this extended service, they should provide it from within their own budget.

Standing Committee of Council  
on Finance and Administration  
May 12, 1977 . . . . .

IV - 2

## 2. Greater Vancouver Artists Gallery Budget

On November 9, 1976, City Council approved the following recommendations of the Standing Committee of Council on Finance and Administration:

- "A. That the contract which commenced on May 1, 1976, and continued until October 31, 1976, be renewed as of November 1, 1976, to run for 5 months to April 30, 1977. Further, that compensation of \$9,816 be established as further City cost which, together with the undisbursed balance of \$3,975, as previously approved, will suffice to fund the Society's services to April 30, 1977, with such cost to be partially defrayed by any LIP funding, or sale of prints revenue during that period.
- B. That this matter be reviewed again at the end of March 1977, with a view toward further reducing the City's share by virtue of Gallery receipts for sales of banners and flags as well as other funding it may receive for operational expenses from LIP and other sources. These would be applied against the City's share of cost for services in the contract period April 1977, to March 1978."

A Manager's report dated April 28, 1977 (copy circulated) was considered outlining the budget for the Greater Vancouver Artists Gallery. It was noted that the Artists Gallery has fulfilled the terms of its contract with the City and has followed Council's directives. Payment to the Gallery of \$9,194 has already been approved by Council for the period January 1 to April 30th, 1977. The amount requested of the City to renew the contract with the Gallery for the balance of the 1977 fiscal year May 1 to December 31st, is \$9,304.

Following discussion it was

### RECOMMENDED

- A. THAT the contract period between the City and the Artists Gallery coincide with the City's fiscal year.
  - B. THAT the 1977 fiscal year contract be approved at an additional cost to the City of \$9,304.
  - C. THAT, as in the past, revenues from the sale of art will be applied as a reduction against the City's cost of the contract with the Artists Gallery.
3. Rent - Five Year Period Commencing July 1, 1976,  
De Cosmos Village Co-operative, Lot 100, District  
Lot 339, Group 1, N.W.D., Plan 14104, N.W. Corner  
Boundary Road and East 49th Avenue

A Manager's report dated April 25, 1977 (copy circulated) was considered wherein the Supervisor of Properties reported on a ground lease drawn up between the City of Vancouver and United Co-operative Housing Society (De Cosmos Village Co-operative) on July 1, 1971, for a term of 50 years. The terms of the lease as outlined in the Manager's report are not acceptable to De Cosmos Village Co-operative. The Manager's report recommends that Council not vary the terms of the lease agreement as requested by De Cosmos, but set the rental at \$94,000.00 per year effective July 1, 1976, subject to arbitration under the Arbitration Act.

Representatives of De Cosmos Village reported that the proposed increase would mean an average monthly rental increase per unit of \$49.00. For some members, this will pose an immediate hardship, although they can be helped to some extent by the internal subsidy system. Many of the higher income members will

cont'd....

Standing Committee of Council  
on Finance and Administration  
May 12, 1977 . . . . .

IV - 3

Clause No. 3 cont'd

be attracted to AHOP and other forms of market housing where there is some prospect of gaining an equity in their dwellings. This would adversely affect the Co-operative's income mix. They stated they were the first co-operative in Vancouver and feel they are being penalized because of this as three co-operatives developed later in Vancouver have leases using a formula based on 8% of 2/3rds market value with annual increases thereafter of 5% in each of the following 20 years. If this formula is used for De Cosmos, it would mean an increase of \$40.00 per unit instead of \$49.00.

The Supervisor of Properties stated that the Co-operative had the benefit of a five year period without an increase in rental, and if it were looked at on the basis of an annual increase over the past five years, the impact of the proposed rental increase would not be so onerous. He stated they should take a hard look at the rental applied to other co-operatives as this would lock them into an escalation of 5% rental increase per year for the initial 20 years.

City Officials were requested to prepare a report for Council giving comparisons of the different lease formulas and discuss them with the Co-operative so they would be fully aware of all the ramifications.

Following further discussion, it was

RECOMMENDED

THAT the matter be referred to City Council for consideration.

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The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 110

MANAGER'S REPORT

REFERS TO CLAUSE #3

May 18, 1977

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: Rent- 5-year period commencing July 1, 1976  
De Cosmos Village Co-operative, Lot 100  
District Lot 339, Group 1, N.W.D., Plan 14104  
N/W corner Boundary Road and East 49th Avenue

The Director of Finance reports as follows:-

"On May 12, 1977, the Standing Committee on Finance and Administration considered a report of the Supervisor of Properties on a rental review of the ground lease with the De Cosmos Village Co-operative. That report reviewed the terms of the existing ground lease with respect to the rental review as at July 1, 1976, and recommended the new ground rent in accordance with the terms of the lease.

Representatives of the De Cosmos Village Co-operative addressed the Committee on the issue of the rental review and requested that a new lease be drawn up in accordance with "the City's present policy on land leases to non-profit co-operatives".

The present policy with respect to co-operatives has been developed through negotiated leases with co-operatives in False Creek and at Second and Wallace. In those situations, the lease value has been initially set at approximately two-thirds of market value, with a lease rate of 8% and provisions for escalation in the initial rent. This level of subsidy has been dictated by the constraints imposed by C.M.H.C. and the desire by Council to obtain an appropriate income mix. The Supervisor of Properties brings to Council's attention that this level of subsidy is not required for the De Cosmos Village and the proposed rentals as determined under the lease will not jeopardize the existing income mix in the co-operative. This is largely due to the fact that their construction costs are about half of current construction costs, and their mortgage rate is only 7½%.

If the City were to enter into a new lease with the De Cosmos Village in the form that the City presently uses for non-profit co-operatives, the lease terms would be substantially as set out in the attached Appendix A. The De Cosmos Village have been advised of the rental terms and have indicated by letter that they would accept the rental terms and wish a new lease to be entered into accordingly.

The following is a comparison of the rental terms in the existing lease and the alternative lease, as set out in Appendix A.

	<u>Present Lease</u>	<u>Alternative Lease</u>
1. Initial rent July 1976	\$94,000	\$71,880
2. Annual escalation rate	Nil	5% compounded
3. Re-evaluation of rent	80% of market rent determined every five years	Market rent determined in 1996 and every ten years thereafter

The following alternative courses of action are submitted for the information of Council:

- 1) that Council not vary the terms of the existing lease agreement but set the rental at \$94,000 per year effective

Page 2  
May 18, 1977  
De Cosmos Village Co-operative

July 1, 1976, subject to arbitration under the Arbitration Act, as recommended by the Supervisor of Properties to the Standing Committee on Finance and Administration, or

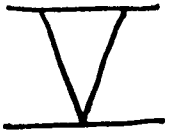
- 2) That Council authorize a new lease to be entered into with the De Cosmos Village Co-operative substantially in accordance with the terms as set out in Appendix A, satisfactory to the Director of Legal Services and the Supervisor of Properties."

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 110

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION  
AND  
STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT



May 12, 1977

A joint meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, May 12, 1977, at 7:30 p.m. in the Auditorium, Sir James Douglas School, 7550 Victoria Drive.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Brown  
Alderman M. Ford  
Alderman G. Puil  
Alderman H. Rankin

ABSENT: Alderman W. Gibson  
Alderman M. Harcourt

COMMITTEE  
CLERK: J. Thomas

RECOMMENDATION:1. North and South Kent Avenue

City Council on February 10, 1976, when considering a report of the Standing Committee on Planning and Development dated January 22, 1976, dealing with truck transportation in Vancouver, resolved as follows:

"That the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.

That in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road."

The Joint Committee considered a memorandum from the Acting City Manager dated May 12, 1977, referring to a Manager's Report dated May 5, 1977 (on file in the City Clerk's Office), which had been circulated with the agenda material. The Acting City Manager reported as follows:

"Following the distribution of the report, dated May 5, 1977, further discussions have taken place between Planning and Engineering to clarify the intent of the report relative to decisions being asked of Council.

In these further discussions, it has been agreed that although there will be some continued traffic growth (cars/trucks), there is no proposed program to develop North/South Kent into a relief bypass truck route at this time. This is a long term option. It is agreed, however, that provision of a 33-foot street allowance on each side of the railway is desirable to preserve future options. Such right-of-way may be used for a number of purposes including street, walkway, leases for industrial purposes until such time as a permanent arrangement is adopted for the use of the street allowance.

Therefore, there is concurrence in the fact that it is clearly appropriate and desirable as a long term objective

Cont'd . . .

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Clause 1 Cont'd

for the City to move toward acquisition of street allowance for North/South Kent. This is the basic decision required from Council at this time.

The specific use, role and function of North/South Kent in the future is another issue to be discussed by Council. When any such changes in the role and function are proposed, a comprehensive report on the needs, as seen at that time, would be presented to Council.

The Director of Planning concurs with the foregoing.

Accordingly, based on the above, it is recommended that the Committees consider the following amended Recommendation No. 11:

That a program of property acquisition for street allowance for North/South Kent be re-established to meet long term objectives of the City;

Further, that changes in the function of North/South Kent or changes in use of the street allowance would be the subject of a report to Council."

Acting City Manager, Mr. K. Dobell, advised the Manager's Report of May 5, 1977, gave a detailed analysis of the development of a truck route south of Marine Drive and while presenting opposing views, did not stress the common ground that existed between Engineering and Planning departments.

Mr. R. C. Boyes, Acting City Engineer and Mr. B. Wallace, Transportation Engineer, outlined, with the aid of a map, the route of the right-of-way and indicated the ownership status of adjacent properties. North and South Kent Avenue presently comprised two 33 foot rights-of-way separated by a 66 foot C.P.R. railroad right-of-way. Eighty percent of the street allowance was available.

Mr. R.R. Youngberg, Associate Director of Planning, stated some of his Department's initial concerns had been removed as a result of further discussions with the Engineering Department. Uncertainty existed on future projections of truck and traffic movement, particularly in relation to a proposed Annacis Island crossing; however, the Planning Department felt Council should continue to preserve and acquire a right-of-way to keep options open in the future. One option could involve park use in line with Council's policy to open up public access to the Fraser River waterfront.

The Committee received presentations from the following:

Mr. A.M. Abramson, MacMillan & Bloedel Ltd., in a brief (on file in the City Clerk's Office) referred to the Company's interest in development, zoning and planning matters relating to the area south of Marine Drive and supported the future development of North and South Kent as a truck route. This would assist in decreasing noise on Marine Drive and give alternate access and egress routes to industry located south of Marine Drive. Experimental street and mini parks should be closely watched to determine the public's use and acceptance and it was conceivable that several high bank areas owned by the City between Kent and Marine Drive would be ideal for park development.

Mr. N. Davidowicz contended industry, not citizens, should pay for provision of routes for truck movement. The City's priorities should be relief of 41st, 45th and 49th Avenues.

Cont'd . . .



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Clause 1 Cont'd

Mr. W. Burke, 1717 Kent, inquired whether existing residents on Kent Avenue would be required to give up portions of their properties for street allowance.

Mr. Sanderson sought some indication of how long residents on Kent Avenue could expect to stay in their homes. Would it be five years or ten years?

Mr. V. Snijders, a local resident and City Planning employee, supported establishment of 'outlook' parks, on the hillside south of Marine Drive to take full advantage of the sunny south slope exposure and magnificent view.

Mr. R. Johnson, Rivtow Straits Ltd., spoke in favour of the acquisition of property whether it was for future industrial, residential or recreational uses.

Mr. S. Jackson questioned whether the City should be considering a truck route south of Marine Drive in isolation from the overall picture involving Boundary Road.

Staff response to some of the inquiries made by residents in the area indicated further street allowance involving acquisition from adjacent properties was not anticipated and the pockets of residential development south of Marine Drive were not expected to be affected for many years in view of the long-term aspects of the truck route proposal.

Following further discussion it was

RECOMMENDED,

- A. THAT a program of property acquisition for street allowance for North/South Kent be re-established to meet long-term objectives of the City.
- B. THAT changes in the function of North/South Kent or changes in use of the street allowance be the subject of a report to Council.

(Alderman G. Puil opposed.)

The meeting adjourned at approximately 8:45 p.m.

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MOTION 4(i)

MANAGER'S REPORT

May 20, 1977

TO: Vancouver City Council

SUBJECT: Kitsilano Pool Replacement

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows.

"City Council on May 10 was advised that the Federal Government had announced a grant of \$750,000 towards construction of a replacement pool for the Kitsilano Tidal Pool.

The following motion was made and notice was called and recognized by the Chair:

'THAT Council file an application with the Provincial Government for a grant of one third of a million dollars from the Community Facilities Assistance Program, towards the cost of construction of the Kitsilano Tidal Pool replacement;

FURTHER THAT the balance of the \$1.5 million required to construct this pool be provided from unallocated funds in the Supplementary Capital Budget.'

This report will present for Council consideration the proposed replacement of the Kitsilano Pool and will be submitted in the following format:

- A. Estimated cost of basic replacement and consideration of additional items.
- B. Source of funds.
- C. Medical Health Officer - current position.
- D. Public meeting.

A. Estimated Cost of Basic Replacement and Consideration of Additional Items

The Superintendent of Parks & Recreation has forwarded information regarding the estimated cost of a basic pool, \$1,855,000, and consideration of additional items of \$575,000 totalling \$2,430,000. Information regarding the details of the proposals are contained in the Superintendent's letter as follows:

'The original rough estimate of \$1,500,000 for the replacement pool project to conform to Provincial health regulations was prepared in early 1974 for inclusion in the 1976-80 capital program but construction costs have inflated considerably since that time. The architect now estimates the cost of providing the basic pool shown to City Council on January 25, 1977, with a separate water play area for small children, to be \$1,855,000. The following is a breakdown of these estimates:

- Basic pool and separate water play area for small children	\$1,375,000
- Change rooms and rest rooms	150,000
- Equipment, landscaping, furnishings	150,000
- Consulting fees	95,000
- Contingency	85,000
TOTAL	\$1,855,000

The following additional items should be considered for inclusion in the initial project:

- Heating	\$ 95,000
- New refreshment concession building	130,000
- Wave action feature	350,000

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The pool recirculation system will be designed so that the heating plant could be added at a later date but should preferably be included in the original contract. The new refreshment building could also be added later. The wave action feature cannot be added later but must be included in the basic construction plans. The wave action feature will increase operating costs considerably and a charge for entry would have to be considered.

I understand that the Federal Government has announced a \$750,000 contribution towards the project. Indications are also good that the Provincial Government will contribute next year when the new guidelines are announced for Provincial Community Recreation Facilities Fund grants.

We are presently working on plans and specifications utilizing the \$75,000 approved by City Council in 1976 for design costs. A contract should be let as soon as possible to allow for opening the pool early in the 1978 swimming season.'

(A drawing of the proposed replacement pool is attached as Appendix I.)

The Director of Finance notes the comments of the Superintendent regarding the operating costs for the wave action machine. While reviewing the additional items, City Council should be aware of the estimated increase of \$280,000 for the basic pool which, if approved, will substantially reduce the funds available in the 1977 Supplementary Capital unallocated, to an amount of approximately \$127,000. It is further noted that the heating system and new refreshment concession building could be carried out at a later date. A decision on the wave action feature must be made at this time.

#### B. Source of Funds

The Director of Finance advises on the source of funds as follows:

Basic Replacement Pool (Per Park Board estimates)		\$1,855,000
Design costs previously funded	\$ 75,000	
Federal Government grant	<u>750,000</u>	<u>825,000</u>
Balance from 1977 Supplementary Capital - unallocated		<u>\$1,030,000</u>
Additional Items		\$ 575,000
Heating	\$ 95,000	
New refreshment concession	130,000	
Wave action feature	<u>350,000</u>	
	<u>\$575,000</u>	

#### Heating and New Refreshment Concession

As previously stated, the first two items totalling \$225,000 could be added at a later date and, due to the minimal balance remaining in the 1977 Supplementary Capital unallocated for other possible capital projects that may arise during the year, the Director of Finance would submit for Council's consideration deferral of consideration of these items until a later date, with possible funding provided from the following sources:

1. Provincial funds that may be forthcoming
  - from indications received to date, the Provincial Government is reviewing the Community Recreational Facilities Fund grants policies and it is unknown when and in what manner funds would be made available.
2. Excess funds when the tenders are awarded
  - the estimated cost of the basic pool is based on the estimates of the architect and more precise figures would be known at the time of awarding the contract.

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## 3. 1978 Supplementary Capital Budget

- the item(s) could be approved in principle, to be included for consideration in the 1978 Supplementary Capital Budget.

Wave Action Feature

The question of the wave action feature must be decided at this time, as it forms part of the basic design. The expenditure of \$350,000 of City funds for this item does not seem to be of high priority when reviewed in light of all the items that were deleted in the 1977 Revenue Budget and the 1977 Supplementary Capital Budget this year, in order to maintain taxes at a reasonable level. In addition, as stated by the Superintendent, the increased costs of the operation of this facility may be considerable. However, if Council is in favour of providing this facility, then the source of funds would be recommended as follows.

- |  |                  |
|--|------------------|
| 1. the balance of the 1977 Supplementary Capital unallocated   | \$127,000        |
| 2. left over funds from previous Supplementary Capital Budgets | <u>223,000</u>   |
|  | <u>\$350,000</u> |

Provincial Funds

An application should be made to the Provincial Government by the Board of Parks & Recreation at this time to advise them of expected Provincial assistance to this project. Approval by Council of this project will basically use up the balance available in the 1977 Supplementary Capital funds unallocated with other potential capital demands still outstanding.

C. Medical Health Officer - Current Position

With the announcement of the Federal grant, the Medical Health Officer advised the Minister of Health, by letter of May 16, that the City intends to replace the Kitsilano Pool and, although a contract was not let by May 1 as previously required, the Medical Health Officer is recommending to the Minister of Health that the pool be permitted to operate this summer, provided that all possible safeguards are maintained. (See Appendix II for a copy of Dr. Bonham's letter dated May 16 to the Minister of Health.)

The Medical Health Officer's letter is predicated on the approval of the replacement of Kitsilano Pool by Council on May 24, 1977.

D. Public Meeting

The following is an excerpt from the Council meeting of April 19, 1977.

1. Kitsilano Tidal Pool

In considering this motion, it was noted that delegation requests had been received from the Kitsilano COPE Committee and the Kitsilano Community Forum, wishing to speak in support of a Public Meeting on the matter.

MOVED by Ald. Rankin  
SECONDED by Ald. Marzari

THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovation plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

- CARRIED UNANIMOUSLY'

... 4

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City Council may wish to reconsider the above motion if approval is given this date to proceed with replacement of the pool, and taking into consideration the recommendations of the Medical Health Officer which include certain increased standards of health and safety maintenance for 1977.

(The Superintendent of Parks & Recreation, the architect for the replacement pool and the Medical Health Officer will be in attendance at Council for discussion of this report.)

#### CONSIDERATION

Therefore the following items are forwarded to City Council for CONSIDERATION.

1. City Council approve the replacement of the Kitsilano Tidal Pool on the basis of a basic pool at an estimated cost of \$1,855,000 with funds to be provided as follows:

Previously approved for design costs	\$ 75,000
Federal Government grant	750,000
1977 Supplementary Capital unallocated	<u>1,030,000</u>
	<u>\$1,855,000</u>

2. If item 1 is approved, then a decision on proceeding with the addition of a wave action feature, at an estimated cost of \$350,000, is required as it affects the design of the pool. The funds to be provided as detailed in the report.
3. A decision on whether to proceed with the following additional items or to defer consideration to some future date as recommended in this report.

Heating	\$ 95,000
New refreshment concession building	<u>130,000</u>
	<u>\$ 225,000</u>

4. City Council resolution of April 19, 1977 regarding the holding of a public meeting.

and, if a replacement pool for Kitsilano Tidal Pool is approved, then the Director of Finance RECOMMENDS

That the Board of Parks & Recreation apply immediately for Provincial assistance towards the cost of the project."

The City Manager notes the comments of the Director of Finance and the limited funds available for capital projects.

The City Manager RECOMMENDS:

- A) That Council approve item (1) above, on the understanding that the \$1,855,000 is a maximum cost, and that the Parks Board be asked to instruct their architect to effect economies in the detailed design and specifications in an attempt to reduce the cost towards the original estimate of \$1,500,000.
- B) That Council not approve item (2), the wave action feature.
- C) That Council not approve item (3) at this time.
- D) That the Parks Board be asked to apply immediately for a Provincial Government grant, and such a grant when received be used to reimburse the 1977 Supplementary Capital Budget - unallocated.
- E) That Council reconsider the value of holding public meeting on the subject at this time.

FOR COUNCIL ACTION SEE PAGE(S) 111